



South Street, Woodville, Swadlincote,  
Derbyshire

 2  1  2

£150,000



## Key Features

- Lovely Terraced Cottage
- Two Bedrooms
- Well Presented Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- Two Reception Rooms
- EPC rating D
- Freehold





Situated in this lovely spot this traditional well presented two double bed roomed terraced cottage offers a fabulous opportunity for a first time buyer or small family to purchase this well cared for, centrally heated and double glazed cottage. Internally the home comprises: - front sitting, room, rear sitting room, breakfast kitchen, re-fitted ground floor shower room and on the first floor a landing leads to two well proportioned bedrooms. Outside to the front is a small fore garden, to the rear is a pleasant enclosed garden which is hard landscaped for ease of maintenance.



#### Accommodation In Detail

Upvc entrance door with obscure Upvc double glazed light over leading to:

#### Entrance Hall 3.63m x 2.72m (11'11" x 8'11")

having staircase rising to first floor, coving to ceiling, fitted dado rail, one central heating radiator, Upvc double glazed tilt and turn window to front elevation and double multi panelled glazed doors leading through to:

#### Rear Sitting Room 3.51m x 4.4m (11'6" x 14'5")

having Upvc double glazed tilt and turn window to rear elevation, feature fireplace with marble backplate and hearth together with inset living flame gas fire, useful understairs storage cupboard and one central heating radiator.

#### Breakfast Kitchen 3.82m x 2.88m (12'6" x 9'5")

having a good range of base and eye level units with oak trim and complementary working surfaces, polycarbonate sink and draining unit, Upvc double glazed tilt and turn window to side elevation, Upvc double glazed light to rear, half double glazed door to side and one double central heating radiator.

#### Re-Fitted Shower Room 2.52m x 1.86m (8'4" x 6'1")

having modern white suite comprising shower enclosure with thermostatic shower, vanity wash basin, low level wc, obscure Upvc double glazed tilt and turn window to side elevation, extractor vent and heated chrome towel radiator.



## On The First Floor

### Landing

leading to:

#### Master Bedroom 4.1m x 2.63m (13'6" x 8'7")

having Upvc double glazed tilt and turn window to front elevation, built-in double wardrobe with cupboard over, coving to ceiling and one double central heating radiator.

#### Bedroom Two 3.27m x 3.04m (10'8" x 10'0")

having Upvc double glazed window to rear elevation, two double built-in wardrobes and one double central heating radiator.

### Outside

To the front of the property is a small fore garden and to the rear is a very pleasant enclosed garden screened by timber fencing and original Hepworth glazed piping to the rear and side boundaries. There is external water and lighting. The garden is hard landscaped and designed for ease of maintenance.

### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

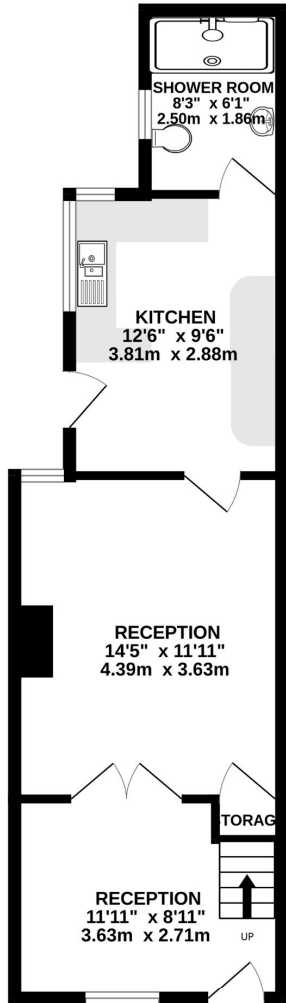
### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

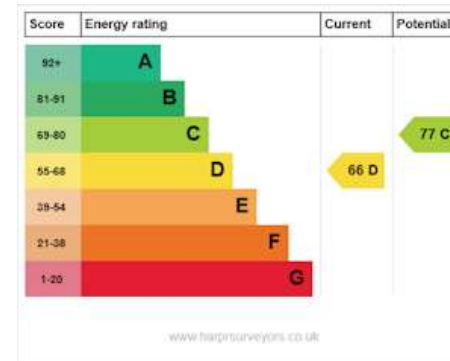
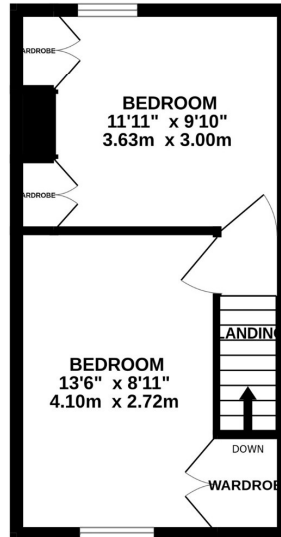
### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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