



**Occupation Road
Swadlincote, DE11 8HA**

Guide Price £170,000

GAO
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MAIN FEATURES:

- Well Presented Mid Terrace House with Entrance Porch
- Fitted Kitchen
- Lounge/Diner with Access to the Rear Garden
- Three Bedrooms & Family Bathroom
- Well Maintained Low Maintenance Rear Garden

A well-presented mid-terrace home ideally located in the popular and conveniently situated Albert Village. This delightful property offers an excellent investment opportunity, already benefiting from a reliable tenant in situ. The accommodation comprises an entrance porch, a fitted kitchen, and a spacious lounge/diner with double doors opening out to a well-maintained, low-maintenance rear garden – perfect for relaxed outdoor living. Upstairs, there are two double bedrooms and a family bathroom/WC, providing comfortable and practical living space. Albert Village offers a wonderful balance of rural charm and modern convenience.

The area is well-served by local amenities, including shops, pubs, schools, and leisure facilities. Nature lovers will appreciate the nearby Albert Village Lake just a short walk away and Conkers Discovery Centre, offering scenic walks and outdoor activities. Excellent road links to the A42, M42, and A511 ensure easy access to Burton upon Trent, Ashby-de-la-Zouch, and Swadlincote. A superb addition to any buy-to-let portfolio, combining a well-kept home with a desirable and well-connected location.

MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions or information you need.

Are you looking for a solicitor or mortgage?
We can help arrange an appointment - Get in touch.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

www.getanoffer.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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