



R
&L

44 Hearthcote Road

| DE11 9DU | By Auction £65,000

ROYSTON
& LUND

- ***Auction Guide Price: £65,000 - Being sold via 'Secure Sale'
- One Bathroom, Three Reception
- South Facing Garden
- Close to Numerous Amenities
- EPC: TBC
- Four Bedroom Family Home - Renovation Project
- Spacious Principle Bedroom
- Popular Location of Swadlincote
- Immediate 'exchange of contracts' available
- Freehold / Council Tax: B





***Auction Guide Price £65,000 - Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £65,000. Online auction ending 08/07/2026 13:00:00

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties

Situated within Swadlincote, this four bedroom property offers an excellent opportunity for investors, developers and buyers seeking a renovation project with significant potential.

The property extends to over 1,200 square feet of accommodation and is arranged across two floors. The ground floor comprises a spacious living room to the front, a separate dining room, a fitted kitchen and an additional reception room offering flexibility for a variety of uses. An entrance hall provides access to all principal ground floor accommodation and stairs rising to the first floor.

To the first floor are four well-proportioned bedrooms and a family bathroom, with the generous layout lending itself well to family occupation once modernisation works have been completed. Externally, the property benefits from a lawned rear garden with useful outbuildings and storage sheds, providing ample outdoor space for families and keen gardeners alike.

Located within easy reach of Swadlincote town centre, local amenities, schools and transport links, this is a rare opportunity to acquire a sizeable property with excellent scope for renovation in a well-established residential setting.

Offered for sale by auction with a guide price of £65,000
Online auction ending 08/07/2026 13:00:00

For more information: https://reports.sprift.com/property-report/?access_report_id=5352823

Freehold





EPC

Energy Efficiency Rating

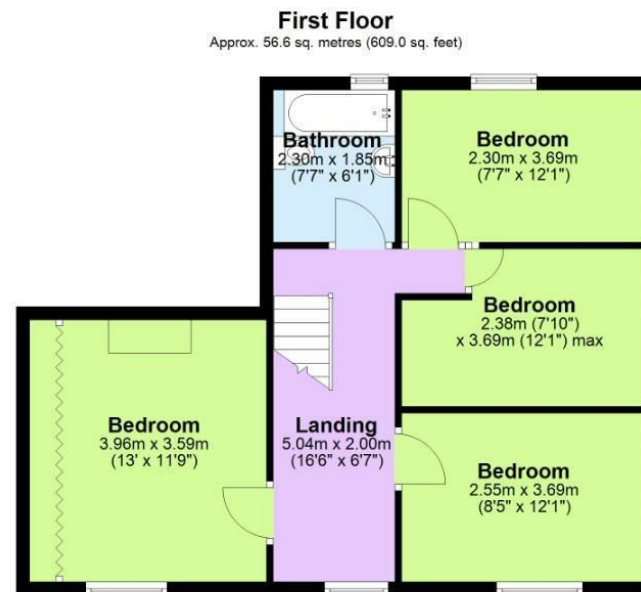
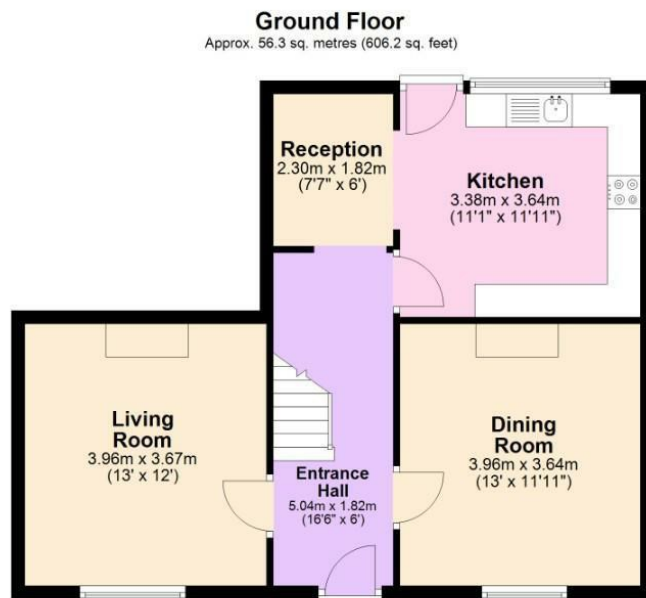
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 112.9 sq. metres (1215.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**