



Moira Road, Woodville, Swadlincote,  
Derbyshire



£175,000



## Key Features

- Traditional Semi Detached Home
- Two Bedrooms
- No Upward Chain
- Character Property With Traditional Features
- Two Large Reception Rooms
- Large Master Bedroom
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this traditional Victorian semi detached home on a predominant road in Woodville. Coming to the market with no upward chain and immediate vacant possession the property in brief comprises: - entrance hall, lounge, dining room, kitchen and on the first floor a landing leads to two great sized double bedrooms and a well appointed bathroom, further to this is the basement for storage. Externally the property has a great sized fully enclosed rear garden with large patio area for entertaining and a good sized lawned area. Viewings are highly recommended.

#### Accommodation In Detail

Composite front door leading to:

#### Entrance Hall

having staircase rising to first floor, stairs leading to basement, wood effect laminate flooring and one central heating radiator.

#### Lounge 3.64m x 3.65m (11'11" x 12'0")

having traditional cast iron fireplace with original tiling, tiled hearth and wooden surround, feature large bay window, traditional solid wood door, carpet to floor, one central heating radiator and media points.

#### Dining Room 3.64m x 3.65m (11'11" x 12'0")

having carpet to floor, one central heating radiator traditional solid wood door, and Upvc double glazed windows to side and rear elevations.

#### Kitchen 2.28m x 3.17m (7'6" x 10'5")

having range of base and wall mounted units, wood effect laminate working surfaces, stainless steel sink and drainer with chrome mixer tap, space for washing machine, space for cooker, space for fridge, metro tiled splashbacks, vinyl flooring, one central heating radiator, Upvc double glazed window to side elevation and Upvc double glazed door to side.

#### On The First Floor

#### Landing

having access to loft space, feature balustrade, one central heating radiator and frosted Upvc double glazed window to side elevation.

#### Master Bedroom 3.64m x 3.65m (11'11" x 12'0")

having carpet to floor, traditional cast iron central heating radiator and large Upvc double glazed window to front elevation.

#### Bedroom Two 2.74m x 3.65m (9'0" x 12'0")

having carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bathroom 2.28m x 3.17m (7'6" x 10'5")

having low level wc, feature hand basin with chrome mixer tap, jacuzzi style bath with chrome fittings, glass shower screen, metro tiling to walls, light-up mirror, built-in storage cupboard housing gas fired combination boiler, tiled effect vinyl flooring, feature heated towel radiator and frosted Upvc double glazed window to side elevation.

#### Basement 3.64m x 3.65m (11'11" x 12'0")

having reduced head height, provides good storage space and has power and lighting. Understairs is the consumer unit for electrics and gas meter.



### Outside

To the front of the property is a courtyard style fore garden with fencing, a paved pathway leads to the rear and security gate. The rear garden is fully enclosed with a number of paved patio areas ideal for entertaining, number of good sized planter beds, good sized lawned area and a number of brick built outbuildings providing plenty of storage.

### 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.

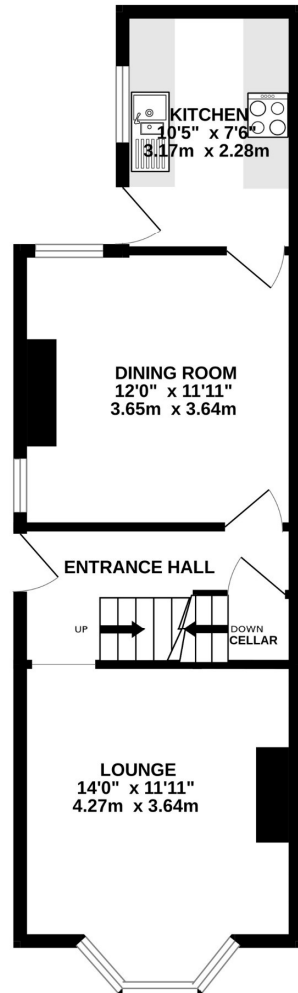
### Note

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.

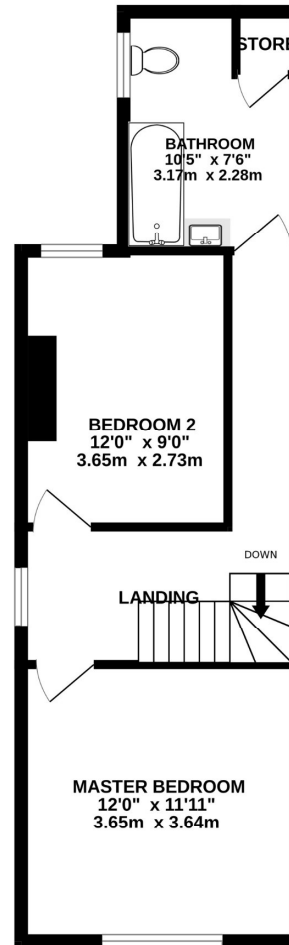




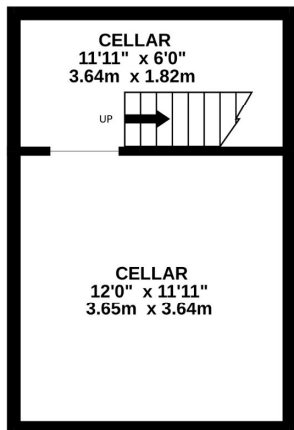
**GROUND FLOOR**  
433 sq.ft. (40.3 sq.m.) approx.



**1ST FLOOR**  
429 sq.ft. (39.9 sq.m.) approx.



**BASEMENT**  
214 sq.ft. (19.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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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