



Midland Road, Swadlincote



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£100,000



Key Features

- Terraced Home
- Two Double Bedrooms
- In Need Of Some Renovation
- No Upward Chain
- Ideal For First Time Buyer Or Investor
- Gas Fired Central Heating
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this two bedroomed mid terraced home in need of some modernisation but is offered for sale with no upward chain and immediate vacant possession. Ideal for any first time buyer or investor. In brief the accommodation comprises: - lounge, kitchen, lobby, bathroom and on the first floor a landing leads to two double bedrooms. Externally there is a small rear courtyard with outbuilding for storage and a detached rear garden which requires landscaping and could be made private.

Accommodation In Detail

Upvc double glazed door leading to:

Lounge 3.96m x 3.31m (13'0" x 10'11")

having carpet to floor, space for gas meter, one central heating radiator and Upvc double glazed window to front elevation.

Kitchen 2.89m x 3.32m (9'6" x 10'11")

having range of base and wall mounted units, granite effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, electric oven, four ring gas hob with extractor over, vinyl flooring, one central heating radiator, staircase rising to first floor and wooden single glazed window to rear elevation.

Lobby 1.51m x 0.83m (5'0" x 2'8")

having plumbing for washing machine, gas fired combination boiler and Upvc double glazed door to side elevation.

Bathroom 1.98m x 1.89m (6'6" x 6'2")

having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings and chrome thermostatic shower over, tiling around bath area, one central heating radiator, vinyl flooring and frosted single glazed wooden window to side elevation.

On The First Floor

Landing

having consumer unit and meter for electrics on the stairs.

Master Bedroom 3.9m x 3.23m (12'10" x 10'7")

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

Bedroom Two 2.84m x 3.32m (9'4" x 10'11")

having built-in overstairs storage which has access to loft space, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

Outside

To the front of the property is a courtyard which is paved and gives space for bins. To the rear is a private courtyard area with an outbuilding for storage, there is a detached garden to the rear which is in need of landscaping but could be made private.

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

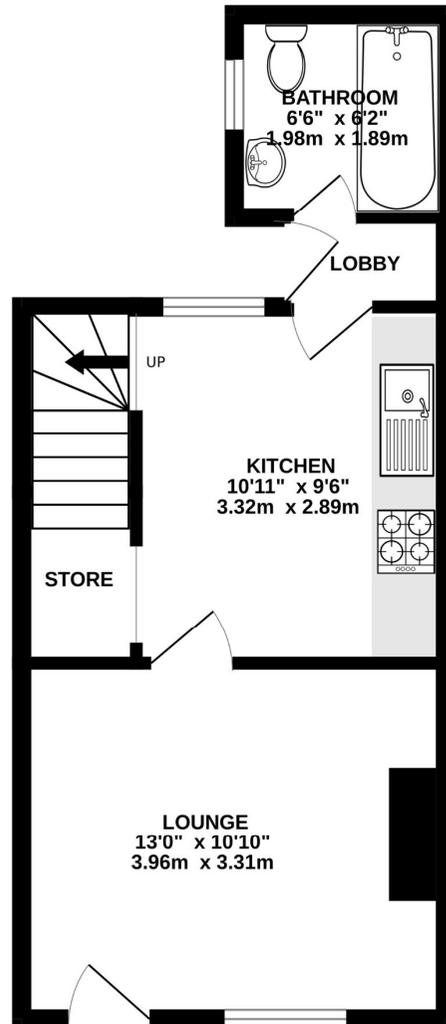
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

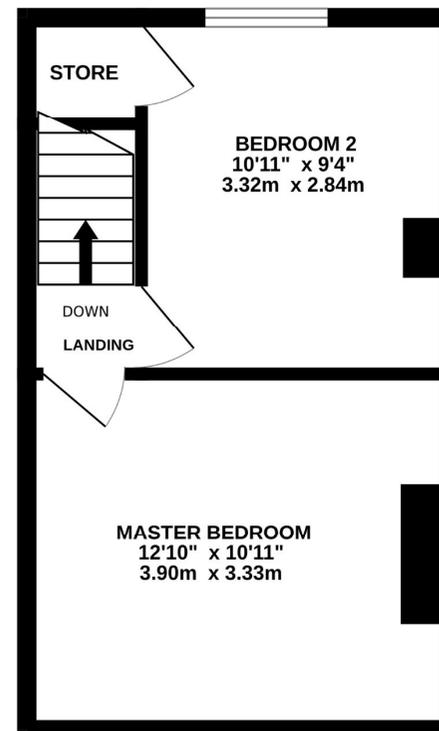
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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.

