



Blueberry Way, Woodville, Swadlincote,
Derbyshire



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£125,000



Key Features

- Coach House
- One Double Bedroom With Built-in Wardrobe
- Integrated Garage
- Large Open Plan Living Dining Kitchen
- Immaculately Appointed Bathroom
- Off Road Parking
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented one bedroomed coach house with integrated garage. The property benefits from being freehold and available to the market with no upward chain and immediate vacant possession. In brief the accommodation comprises: - entrance hall, landing, living dining kitchen, master bedroom with built-in wardrobe, immaculately appointed bathroom and an integrated garage which provides plenty of storage or extra off road parking. Externally the parking has one parking space. Viewings are highly recommended.

Accommodation In Detail

Upvc double glazed front door leading to:

Entrance Hall

having staircase rising to first floor, courtesy door to garage, one central heating radiator and wood effect vinyl flooring.

On The First Floor

Landing

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

Living Dining Kitchen 4.4m x 5.38m (14'5" x 17'8")

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, tiled splashback, space for fridge/freezer, space for washing machine, cupboard housing gas fired central heating boiler, wood effect laminate flooring, two central heating radiators, media points and two Upvc double glazed windows to front and rear elevations.

Bedroom 2.96m x 3.31m (9'8" x 10'11")

having built-in walk-in wardrobe over the stairs, media point, access to loft space, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

Bathroom 1.73m x 1.97m (5'8" x 6'6")

having low level wc, space saving wash basin with chrome mixer tap, P-shaped bath with thermostatic chrome waterfall shower over together with glass shower screen, full tiling around bath area, half height to further walls, light-up mirror, extractor fan, shaver point, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

Garage 4m x 5.44m (13'1" x 17'10")

having built-in understairs storage, plumbing for stainless steel wash basin and chrome mixer tap, consumer unit for electric, power and lighting and roller shutter door leading to the rear and an allocated parking space.

Services

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

Measurement

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.

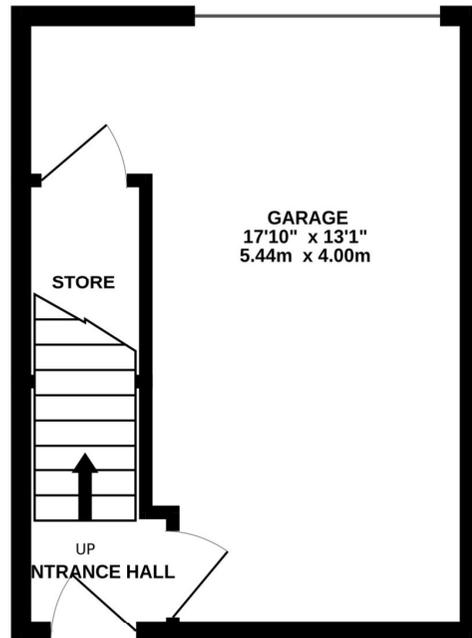
Tenure

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.

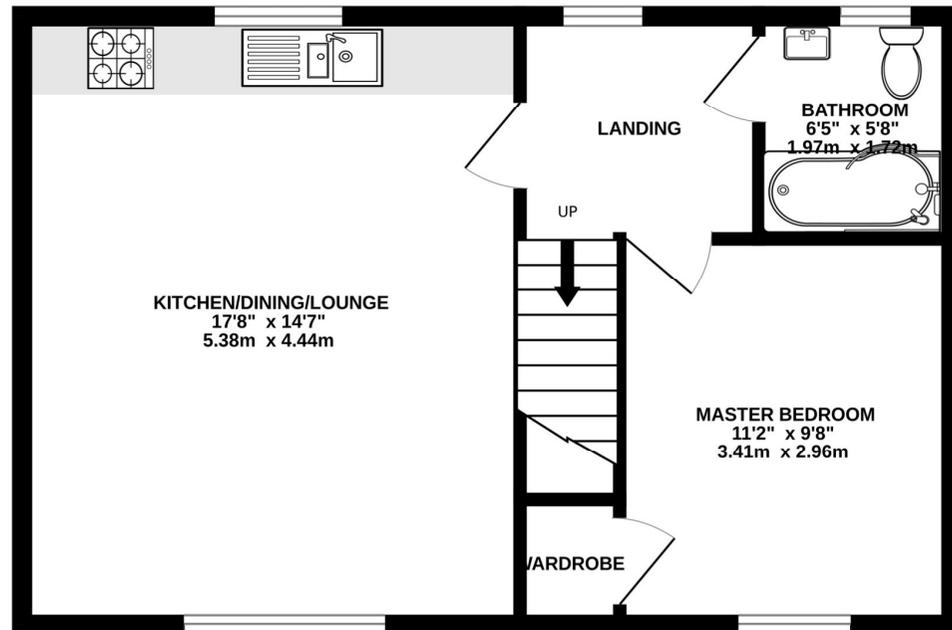
Note

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
234 sq.ft. (21.8 sq.m.) approx.



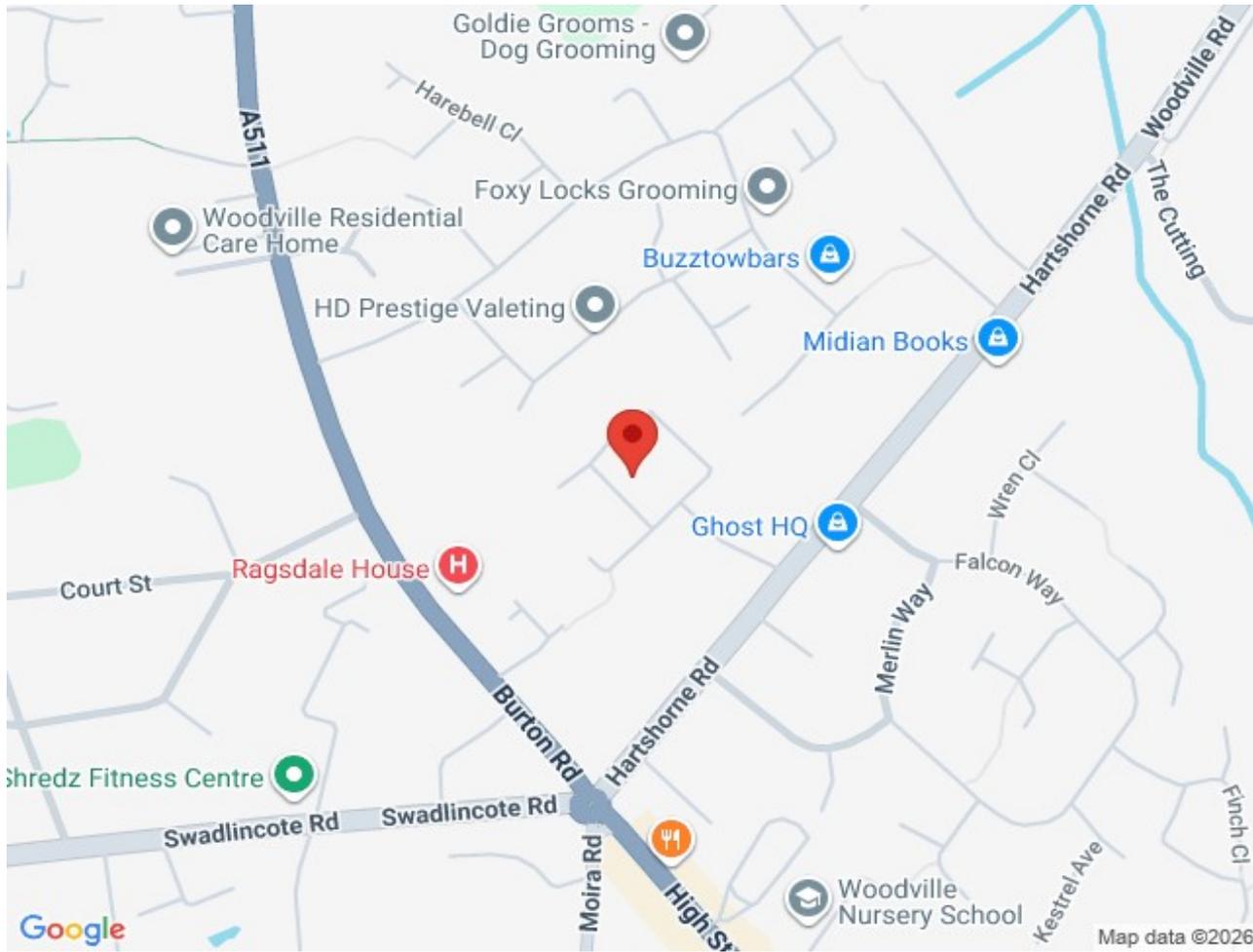
FIRST FLOOR
480 sq.ft. (44.5 sq.m.) approx.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	72
(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
WWW.EPC4U.COM		

