Nicholas Humphreys

Belvedere Road, Woodville, Swadlincote, DE11 7EQ

£145,000

** Landlords Only ** Tenant In Occupation ** Ongoing Investment ** £700 PCM Income **

A traditional three-bedroom mid-terrace property offered for sale to landlords only with a tenant currently in occupation, making it an ideal investment opportunity. Situated within the popular suburb of Woodville, the property offers two reception rooms, fitted kitchen, ground-floor bathroom and enclosed rear garden.

Conveniently located close to local amenities and transport links, the property is available to cash buyers or purchasers with suitable buy-to-let finance only.

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The Accommodation
Belvedere Road, Woodville is a traditional mid-terrace property offered for sale to landlords only, with a tenant already in occupation, making it a desirable addition to an existing rental portfolio.

The accommodation opens with a UPVC front entrance door leading into the lounge, positioned to the front aspect, with a UPVC double-glazed window, single radiator, feature fireplace and meter cupboard. A door leads through to the separate dining room, which offers laminate flooring, radiator, UPVC double-glazed window, a useful below-stairs storage cupboard and staircase rising to the first-floor accommodation.

Open access continues through to the fitted kitchen, providing a selection of base units and high-level wall cupboards, cooker space with electric point, free-standing plumbing and appliance space for a washing machine, UPVC double-glazed window and rear access door leading out to the garden. The kitchen also houses the wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system.

The ground-floor bathroom is fitted with a three-piece white suite comprising WC, hand wash basin and panel bath with thermostatic shower above, fitted glass shower screen and UPVC double-glazed window.

To the first floor, the generous master bedroom is positioned across the front elevation with UPVC double-glazed window and radiator. There are two further well-proportioned bedrooms to the rear aspect, with the middle bedroom benefiting from an above-stairs storage cupboard and the third bedroom enjoying a useful built-in storage cupboard.

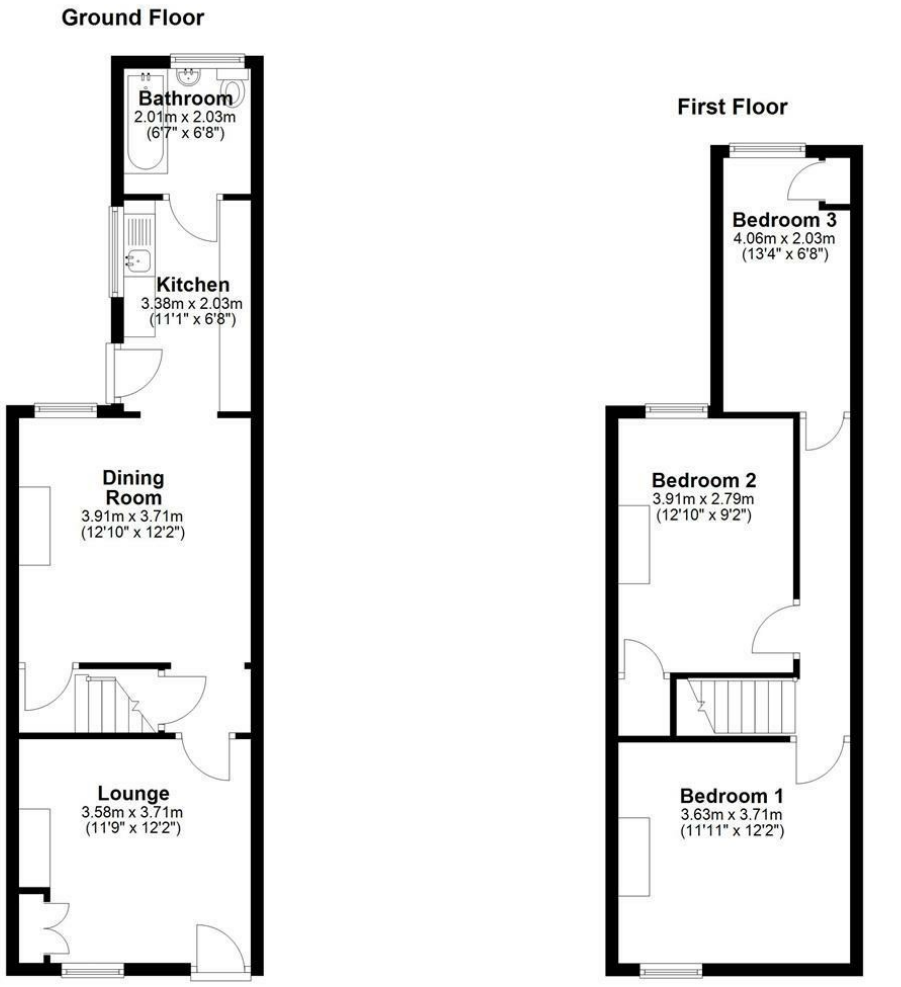
Outside, the property has a shared right of access with neighbouring homes and an enclosed rear garden with paved patio and lawn.

Woodville is a suburb of Swadlincote and is conveniently placed within easy reach of a range of local amenities. All viewings are strictly by appointment only.

The property is currently tenanted, therefore any buyer will need to purchase with suitable buy-to-let finance or as a cash buyer. The landlord informs us the rent being paid is £700 PCM.

Property construction: Standard
Parking: None
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: A
Local Authority: South Derbyshire Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change

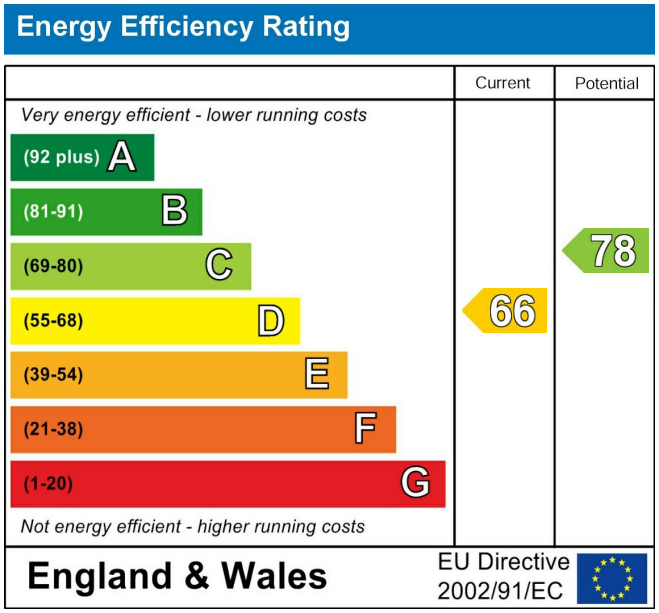


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

This Brochure consists of 6 pages, please ensure you have read all pages before proceeding with your proposed purchase.

Council Tax Band A

Freehold



Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme