



Coppice House, Donington Drive,
Woodville, Swadlincote, Derbyshire



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£110,000



Key Features

- Well Presented Ground Floor Flat
- Purpose Built Block On Fringe Of Residential Development
- Upvc Double Glazing & Gas Fired Central Heating
- Well Presented Throughout
- Communal Gardens
- Allocated Parking
- EPC rating C



Situated within this well presented and maintained small block of apartments this ground floor one bedroomed property is worthy of an internal inspection to fully appreciate the accommodation on offer. In brief the accommodation comprises: - communal entrance, entrance hall, good sized living room, fitted kitchen, large bedroom and bathroom with modern white suite. Outside are communal garden areas and allocated parking.

Accommodation In Detail

Communal Entrance

having utility cupboards and entrance door leading through to:

Entrance Hall

having quality fitted vinyl flooring, built-in storage cupboard thermostatic control for central heating, fitted smoke alarm, one central heating radiator and intercom/door release.

Reception Room 4.53m x 3.91m (14'11" x 12'10")

having Upvc double glazed window to side elevation, Upvc double glazed sliding patio doors to rear, two central heating radiators and doorway leading through to:

Fitted Kitchen 2.17m x 2.98m (7'1" x 9'10")

having a good array of white fronted base and wall mounted units with complementary rolled edged working surfaces, electric cooker point, wall mounted Worcester condensing combi gas fired central heating boiler, plumbing for washing machine, fitted kickstrip heater, polycarbonate sink and draining unit and grey woodgrain effect flooring.

Bedroom

having Upvc double glazed window to side elevation, one central heating radiator, attractive timber panelling to wall and doorway leading through to storage cupboard.

Bathroom

having suite comprising low level wc, pedestal wash basin, panelled bath with shower attachment over together with glass screen, ceramic tiling to floor and walls, one central heating radiator, low intensity spotlights to ceiling and fitted extractor vent.

Services

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

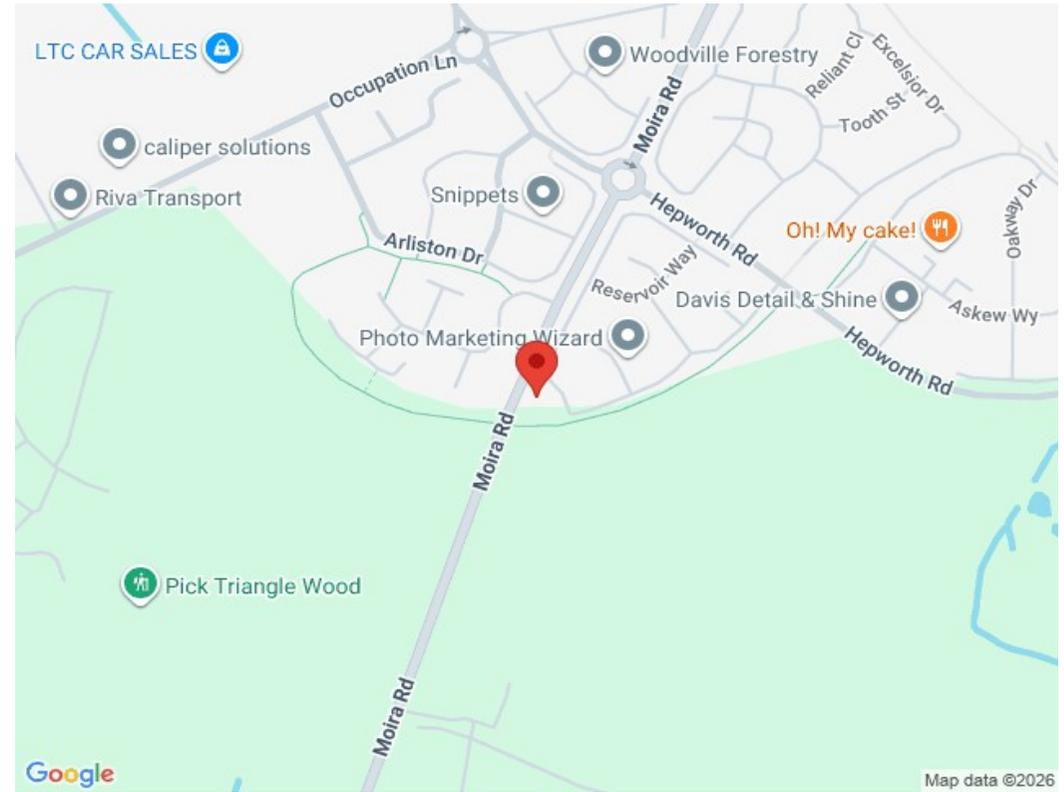
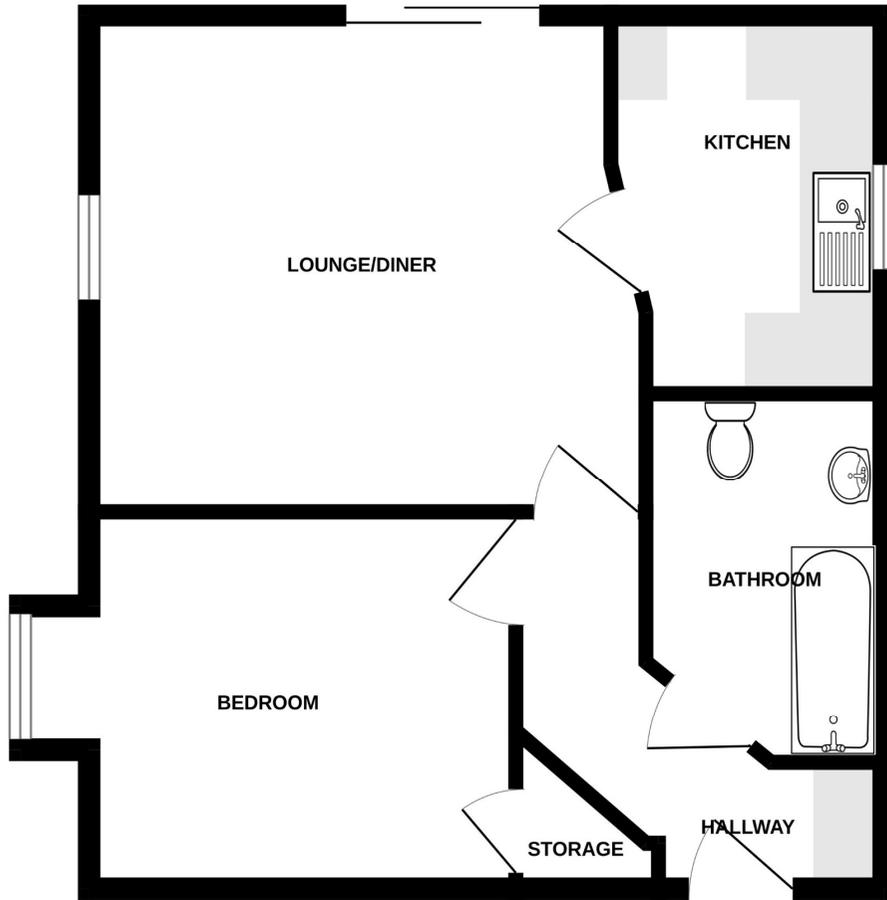
Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs:</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs:</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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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