



£145,000

2 Bedroom End of Terrace House for sale
Belvedere Road Woodville, Swadlincote





Overview

No Chain! With two-double bedrooms and freshly decorated throughout, this end of terrace house would make a great home or investment property. Located near fantastic transport links, local amenities, shops and schools, this house is certainly a must see.



Key Features

- No chain
- Two double bedrooms
- Utility/lean to
- Freshly decorated and new carpets throughout
- Enclosed garden
- Council tax band A
- Close to local amenities
- Good Transport links



Freshly decorated and with new carpets throughout, this two-bed, end of terrace house in Woodville would make a perfect home for first time buyers or an ideal investment property. This property has no chain.

Upon entering the property there is the first of two reception rooms, which is a good sized room and would make a perfect living space. This room leads into the second reception room, past a door for the under stairs storage. This room would make for a great dining area or an alternative living space. Continuing through, this second reception room leads onto the kitchen, which has an electric oven and a gas hob as well as space for an under counter appliance. The kitchen leads through to the 3-piece bathroom, which also houses the boiler (that has a full service history) and a handy airing cupboard. Back in the kitchen, there is another door which leads to a very helpful lean-to/utility area. This area has further cupboard space, worktops, a sink and space for a washing machine/dryer and provides enough space for a free standing fridge/freezer. From the lean-to/utility room you enter the garden. Even though this is an end of terrace, access is not required through the garden. Instead, there is side access alongside next door to be able to take the bins out to the street. The garden itself has a handy outbuilding attached to the house, along with decking, a lawn, a slabbed area and a shed which sits alongside a slated sitting area.



Upstairs, there are two good sized double bedrooms. The main bedroom is slightly larger and also benefits from a cupboard over the stairs, for extra storage. In this cupboard, there is access to the loft.

The property has great transport links as it is located just off the A511, giving great access to local towns like Swadlincote, Burton and Ashby-de-la-Zouch. The property is also close to local amenities, shops and schools, with a Tesco and Woodville Primary School just around the corner.

Agents Note:

Property construction - Traditional Brick

Accessibility/adaptations - N/A

Electricity supply - Mains - current supplier - Octopus

Coalfield or mining area - Yes

Water supply - Mains - Severn Trent

Radon Gas - The Property is not in a radon affected area.

Sewerage - Mains

Heating - Gas Central Heating - current supplier - Octopus. Boiler is an Ideal, with a full service history - installed in 2017.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a relative of a member of staff within Potters Sales & Lettings Ltd t/a EweMove Ashby de la Zouch

Parking - Road

Flood risk: No risk

Building safety - N/A

Restrictions - N/A

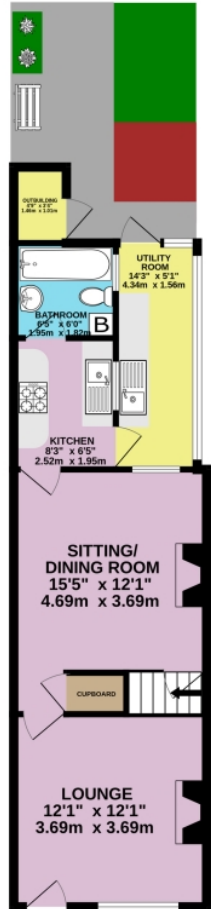
Rights and easements - N/A

Coastal erosion risk - N/A

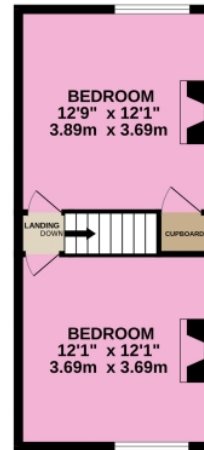
Planning permissions - N/A

Floorplans

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



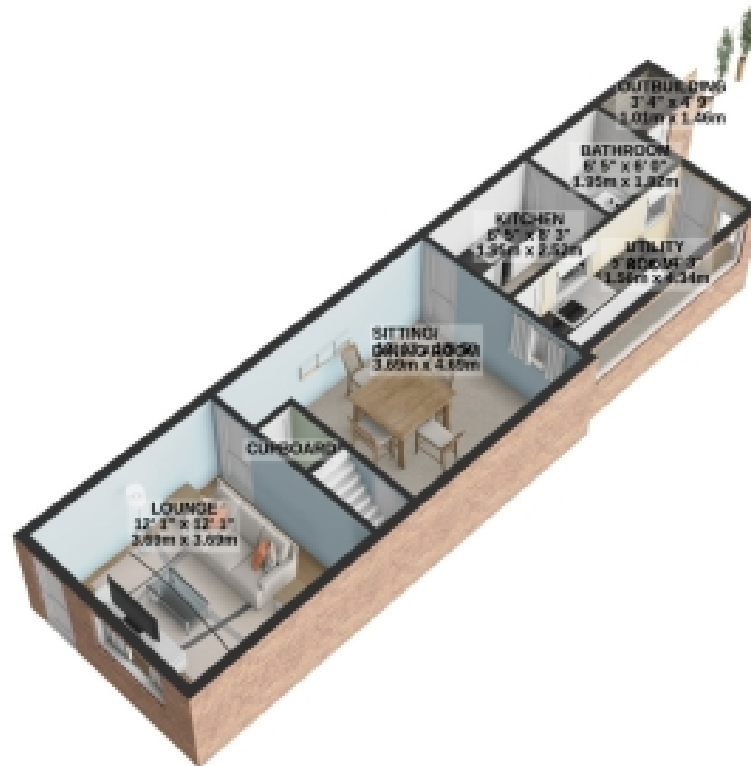
2-BED END OF TERRACE

TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

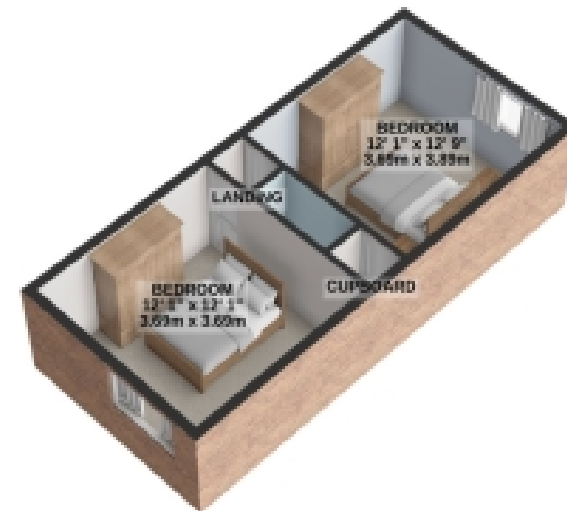
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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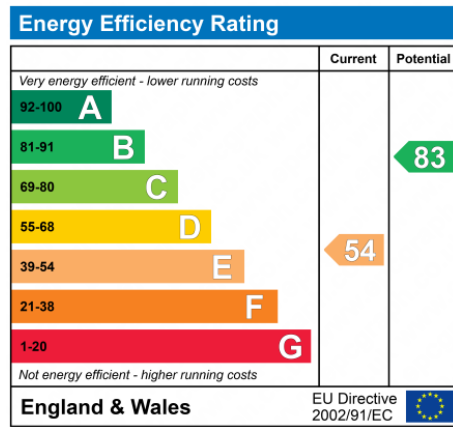
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Marketed by Ewemove Ashby de la Zouch

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