

Stanhope Road

Swadlincote, Derbyshire, DE11 9BQ

John 
German



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£100,000

This spacious 2 bedroom terraced house is ready for its new owners to come and put their own stamp on it. The property features multiple reception rooms, huge rear gardens and has lots of potential. Ideally located close to local schools, shops and parks this property would make an ideal first property or a great investment.

Entry is via the front door into the first reception room, this room benefits from a coal fireplace and high ceilings. Through a doorway you go into the second reception room which has been extended, this room is currently used as another lounge but could be an open plan dining/lounge room. This room has direct access to the rear gardens.

Beyond this room you step down into the kitchen, the kitchen does need refurbishing.

The first floor consists of generous bedrooms and a bathroom. The bathroom is generous and currently has a bath, sink and WC.

Both bedrooms are double rooms and have electric heaters. Bedroom two has an additional storage cupboard which also provides loft access.

The rear gardens are a good size, there are two storage rooms built onto the house (original coal storage), the gardens do need some work but have a lot of potential.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA31102023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band A







Agents' Notes

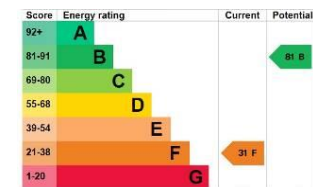
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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