

Burton Road
Swadlincote, DE11 0DH



This charming 2 bed terraced character property is ready for its new owners. The property is jam packed full of features including 2 spacious bedrooms, large shed, patio area and has sweeping views across the countryside. The property is ideally located close to local shops, pubs and eateries.

Offers In Excess Of £120,000

John German 

As you enter the property you come into the light and bright reception room, this room benefits from modern décor and laminate flooring.

The living space flows into the kitchen, the kitchen benefits from great natural light and both overhead and under counter cupboards, there is also a selection of in built appliances including oven, electric hob and extractor.

The bathroom is at the rear of the home, the bathroom consists of a large corner shower, heated towel rail, WC and sink.

The first floor consists of a spacious master bedroom which overlooks the front of the home and features carpets and modern décor.

The second bedroom is a double bedroom and has neutral décor and carpets.

The rear gardens are accessed from the kitchen, the gardens consist of a paved patio area and large storage shed.

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

Property construction: Brick and tile

Parking: TBC

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/ coverage: See Ofcom link

<https://checker.ofcom.org.uk/>

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

Band A

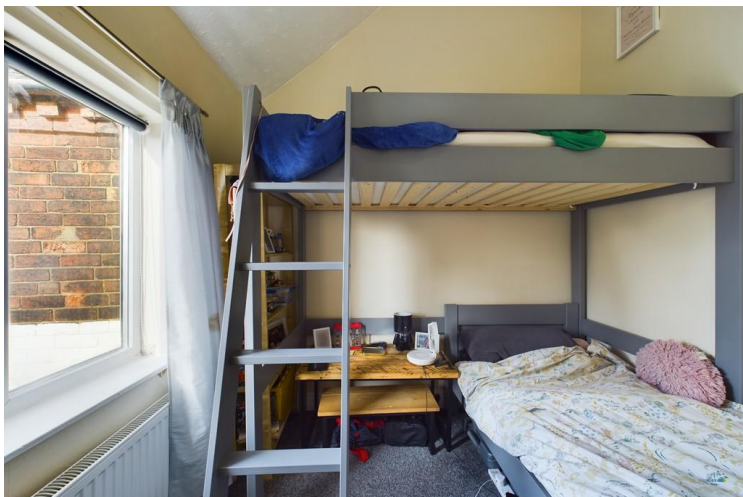
Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA09022024

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AWAITING EPC MEDIA



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Agents' Notes

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