



Meadow View Road, Swadlincote, DE11 0UL

Asking Price £149,950

A Modern Semi Detached home offering spacious accommodation on a generous plot. The uPVC double glazed and hgas centrally heated accommodation provides an open plan dining kitchen with fitted appliances, and a wide selection of fitted base and eye level wall units. There is a guest cloakroom, lounge across the rear elevation with French patio doors opening onto the extensive garden.

The first floor has a master bedroom on the rear aspect with built-in cupboard, and second bedroom on the front aspect with a central fitted bathroom offering a three piece white bathroom suite with a shower positioned above the bath. The front is block paved providing off road parking and a lawn rear garden.

Available with no upward chain.

The Accommodation

Kitchen Diner

4.09m x 3.48m (13'5 x 11'5)



Guest Cloakroom



Lounge

4.57m x 3.48m (15'0 x 11'5)



Master Bedroom

3.48m x 3.61m (11'5 x 11'10)



Bedroom Two

3.48m x 2.34m (11'5 x 7'8)



Bathroom

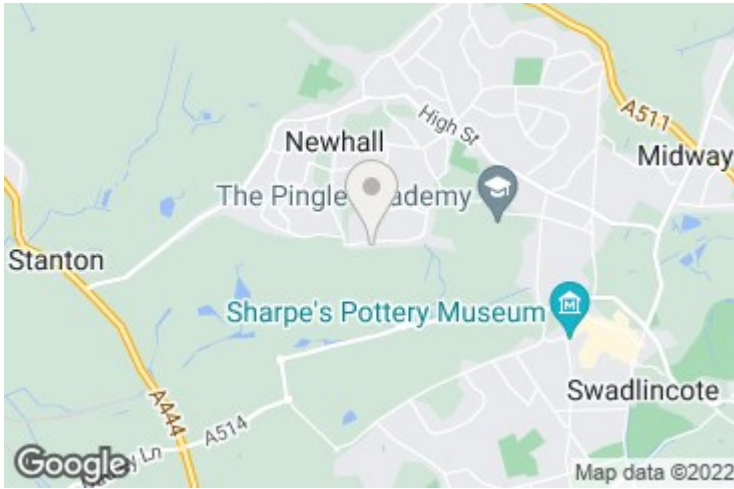
2.44m x 1.65m (8'0 x 5'5)



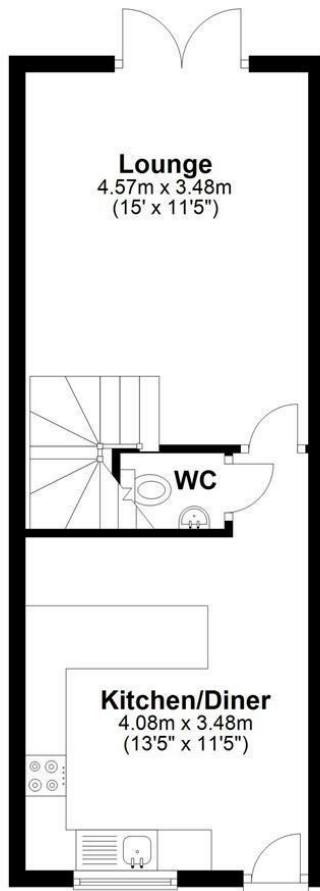
Front Driveway & Rear Garden



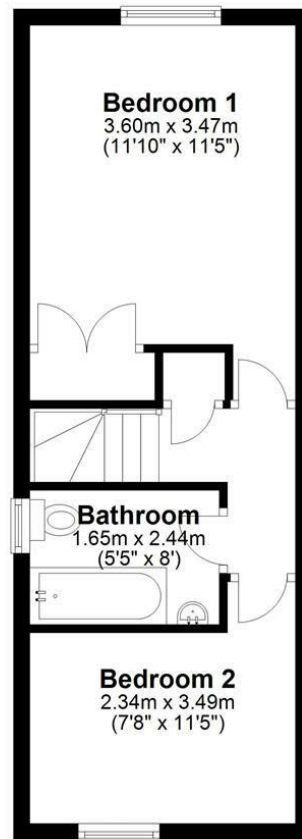
Draft details awaiting vendor approval and subject to change.
Awaiting updated EPC inspection.



Ground Floor



First Floor



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, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Council Tax Band Freehold

Services. Main's water, gas and electricity are understood to be available to the property but 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.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

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. 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.

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

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