



Oak Close, Swadlincote, DE11 9RU

Asking Price £140,000

A modern mid town house located within a popular residential location in need of moderate improvement. The accommodation opens with a lounge across the front elevation with window to the front aspect, stairs rising to the first floor and feature fireplace. The kitchen has base and eye level wall units, freestanding appliance spaces and range cooker space, window and door to the rear garden.

The first floor has a master bedroom on the front aspect with airing cupboard with emersion tank and built-in double wardrobe with sliding doors. The single bedroom is on the rear elevation and is alongside a fitted shower room, with WC, hand wash basin and shower enclosure.

Outside is a driveway for two vehicles and an enclosed garden with patio area and lawn. The local area has many rural walks though the National Forest and delightful Derbyshire countryside, and is easily accessible to Swadlincote town with many various shops and amenities. No Upward Chain

The Accommodation

Lounge

4.01m x 3.89m (13'2 x 12'9)



Master Bedroom

3.48m x 2.90m (11'5 x 9'6)



Kitchen Diner

3.89m x 2.54m (12'9 x 8'4)



Bedroom Two

3.15m x 1.91m (10'4 x 6'3)



First Floor



Shower Room

1.88m x 1.68m (6'2 x 5'6)



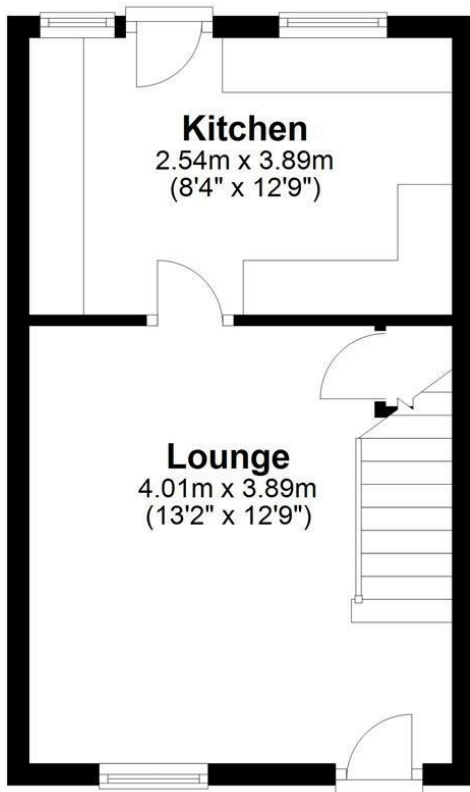
Driveway To Front

Rear Garden

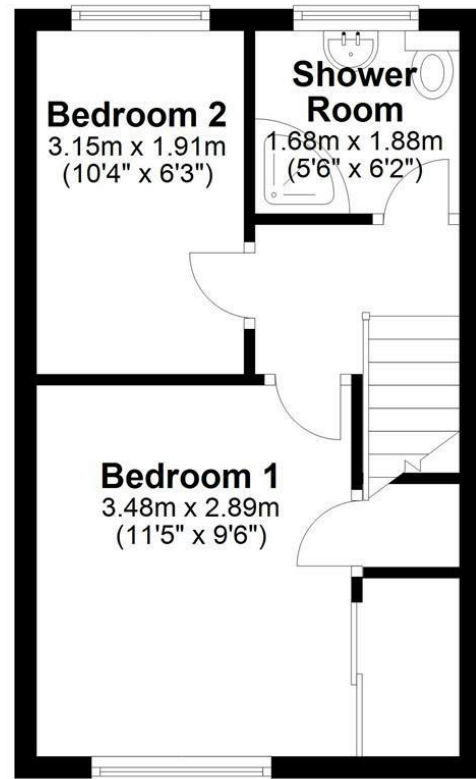


Draft details waiting vendor approval and subject to change.
Awaiting EPC inspection.

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 A 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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