Nicholas Humphreys

Weston Street, Swadlincote, DE11 9AT

£155,000

** Charming & Refurbished Mid-Terrace Home ** Improved Insulation & C Rated EPC **

This traditional mid-terrace home is ideally located within walking distance of Swadlincote town centre and has been recently refurbished, including external and internal insulation, improving its EPC rating.

The property features a spacious lounge and dining room, a well-equipped kitchen, and two generously sized double bedrooms. The family bathroom includes a three-piece suite with a shower over the bath. A wall-mounted gas-fired combination boiler provides heating and hot water.

Outside, the enclosed rear garden offers a paved patio, lawn, storage sheds, and an additional outdoor WC. A shared entryway provides access to the garden. Floor insulation has been added internally to enhance energy efficiency.

This well-presented home perfectly blends period charm with modern comforts, making it an ideal first-time or second-time purchase

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

The Accommodation
Western Street, Swadlincote a Refurbished Period Home in a Prime Location

Situated in a popular residential area within walking distance of Swadlincote town centre, this traditional mid-terrace home offers a fantastic opportunity for first-time buyers or second-time movers. Having undergone a comprehensive refurbishment, including external and internal insulation, this charming period property boasts an improved EPC rating and enhanced energy efficiency.

A UPVC entrance door opens into a welcoming side reception hallway, with stairs rising to the first floor and a useful under stairs storage cupboard. Laminate flooring flows throughout, leading into the spacious lounge, which features ornate ceiling coving, a radiator, and a large front-facing window. The separate dining room benefits from the continuation of laminate flooring, a radiator, and a UPVC double-glazed window overlooking the rear garden. This leads through to the kitchen, which is fitted with a range of matching wall and base units, a stainless steel sink unit, cooker space with extractor hood, further freestanding appliance spaces for washer and fridge freezer and a UPVC window and door providing access to the rear garden.

A spacious landing on the first floor leads to two generously sized double bedrooms. The master bedroom enjoys a front-facing aspect and ample space, while the second double bedroom, positioned at the rear, benefits from garden views through a UPVC window. The family bathroom is fitted with a three-piece white suite, including a panel bath with shower above, WC, and hand wash basin, complemented by wall tiling and a radiator. A wall-mounted gas-fired combination boiler supplies domestic hot water and central heating.

A shared entry way provides access to the enclosed rear garden, which features a large paved patio area, a useful outdoor storage shed, and a separate store area with an additional outdoor WC. The garden is mainly laid to lawn and enclosed by a mix of fenced and brick boundaries.

Additionally, floor insulation has been installed in both the lounge and dining room, further enhancing the properties energy efficiency and comfort.

This well-presented home combines period character with modern improvements, making it a fantastic investment in a prime location.

Reception Hallway

Lounge
12'10 x 11'11

Dining Room
12'11 x 11'10

Kitchen
10'8 x 7'3

First Floor

Bedroom Front
12'8 x 12'0

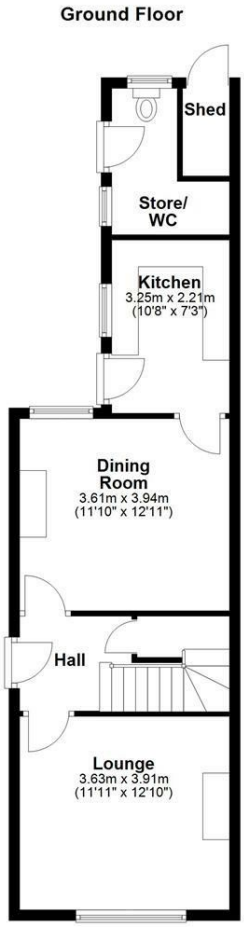
Bedroom Rear
13'4 x 11'10

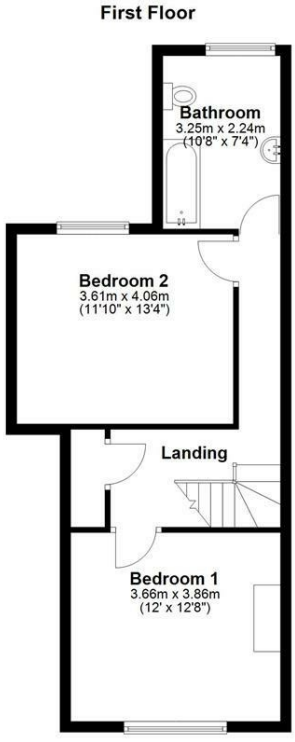
Bathroom
10'8 x 7'4

Rear Garden WC & Store

Property construction: Standard
Parking: On Street Only
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: A
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority: South Derbyshire Council
Useful Websites: www.gov.uk/government/organisations/environment-agency

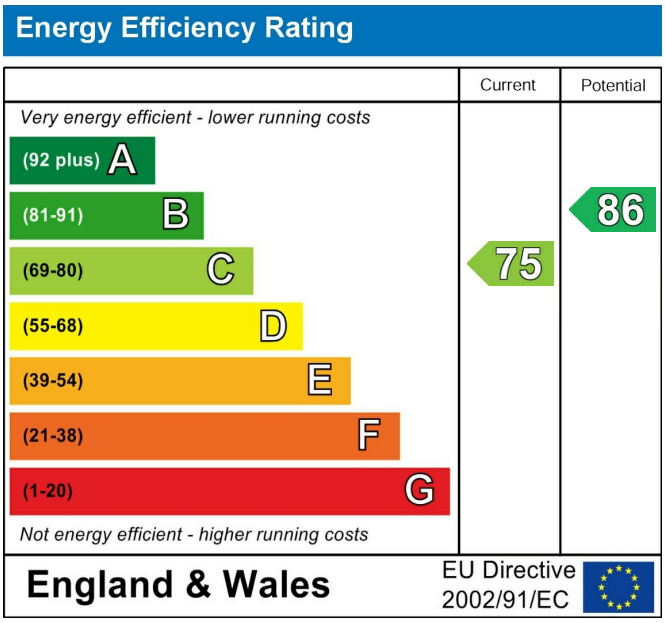
Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change





NICHOLAS HUMPHREYS. 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 used by NICHOLAS HUMPHREYS, 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**



Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, 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.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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 before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme