



**** Charming & Refurbished Mid-Terrace Home ** Improved Insulation & EPC Rating ****

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

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

Currently tenanted, however, tenant is due to vacate early April.

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:

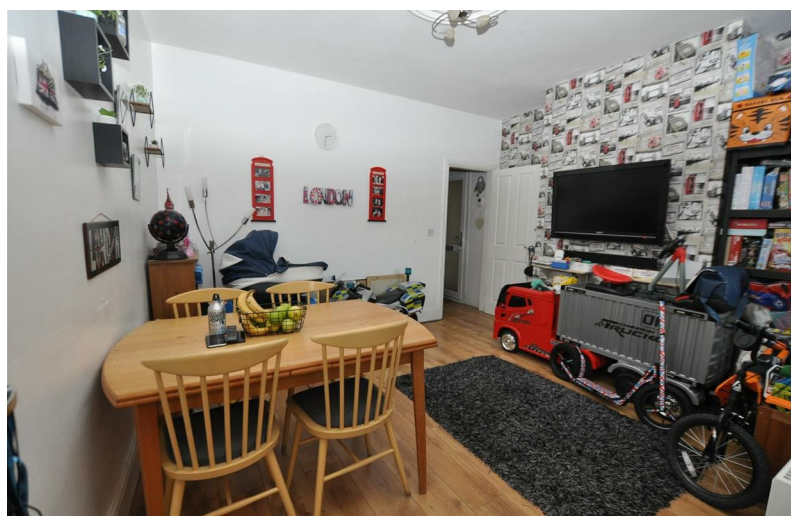
<https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link

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

Local Authority: South Derbyshire Council

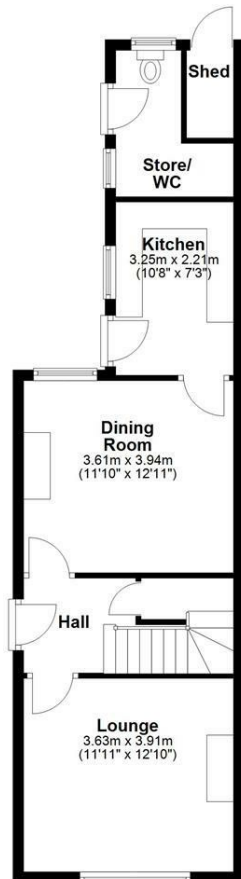
Useful Websites: www.gov.uk/government/organisations/environment-agency

Draft details awaiting vendor approval and subject to change.

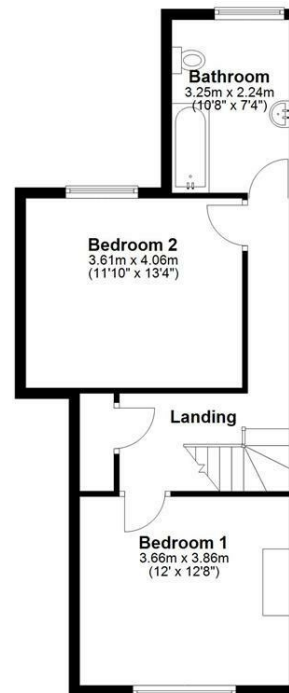




Ground Floor



First Floor





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		
	75	86
England & Wales	EU Directive 2002/91/EC	



Council Tax Band A

Freehold

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.

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.

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 License 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>

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