



**Thorn Street, Woodville, Swadlincote, DE11 7DN**

Nicholas  
**Humphreys**

**£140,000**

A lovely modernised mid terrace cottage the extended ground floor accommodation opens with a uPVC glazed door to the lounge on the front aspect with neutral décor which continues through the property into the separate dining room with a useful under stairs storage cupboard, with stairs rising to the first floor and window to the side aspect.

The extended kitchen diner is a feature of the home with a modern fitted kitchen with light grey base units, built-in oven and electric hob with an extractor hood above, ample space for dining table and chairs with french patio doors opening onto the rear garden and door to the ground floor bathroom. The modern bathroom offers a three piece white suite with an electric shower above the bath with glass shower screen, window to the side aspect and wall mounted gas fired combination boiler. The first floor has two double bedrooms the larger on the front aspect with the second overlooking the rear garden.

Outside is an established rear garden with fenced and hedge boundaries and shared gated access to the front.

All Viewings by appointment only.



## **The Accommodation**

### **Lounge**

3.91m x 3.91m (12'10 x 12'10)

### **Dining Room**

3.20m x 2.79m (10'6 x 9'2)

### **Kitchen Diner**

3.66m x 3.56m (12'0 x 11'8)

### **Bathroom**

2.44m x 1.68m (8'0 x 5'6)

### **Bedroom One**

3.94m x 3.91m (12'11 x 12'10)

### **Bedroom Two**

3.23m x 2.84m (10'7 x 9'4)

There is a tenant in occupation, they have been given notice, this can cause a delay to the sale and purchase process.

Property construction: Standard

Parking: none

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: South Derbyshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

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

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments.

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.

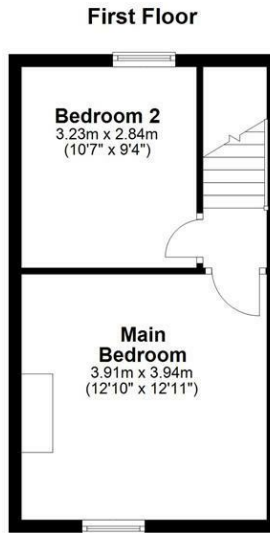
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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. The home is currently tenanted and in notice, therefore this can cause a delay to the sale and purchase process.

Draft details awaiting vendor approval and subject to change

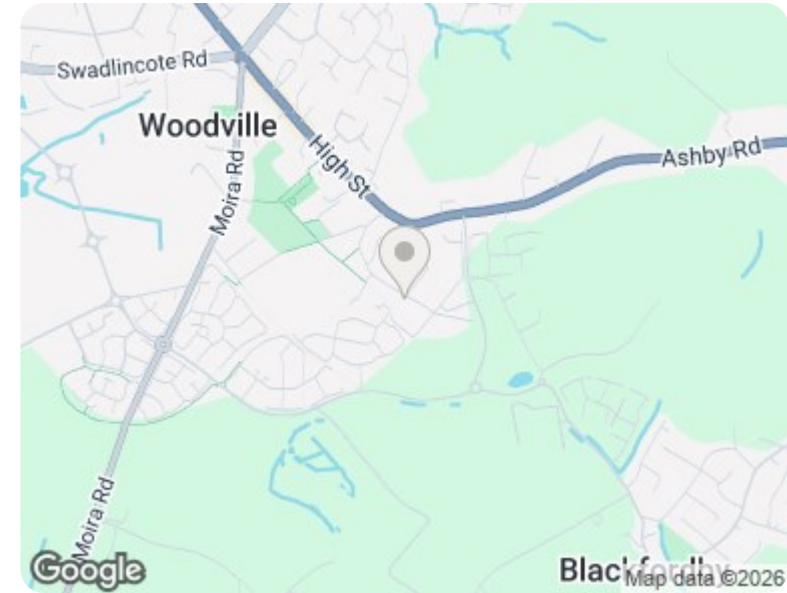








NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

**01283 528020**  
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183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

**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>

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