

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

6 The Shrubbery

Woodville, Swadlincote, Derbyshire DE11 8BN



A well presented and spacious first floor maisonette with two good size double bedrooms, private off road parking and gardens.

- Accessed via a private side stairway • uPVC double glazing and electric heating
 - Heating and hot water controlled via a Hive system
 - Beautifully presented throughout
- Entrance hall and lounge • Modern fitted kitchen • Two double bedrooms • Modern fitted bathroom
 - Off road parking to the front • Gardens to side and rear
 - **VIEWING ESSENTIAL** •

Price £119,950



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GENERAL INFORMATION

THE PROPERTY

This superbly presented, spacious first floor maisonette situated in Woodville must be viewed to appreciate the size of accommodation on offer. uPVC double glazed with electric heating throughout, the property is accessed via a private staircase giving access to an entrance hall, lounge, modern fitted kitchen, two good size double bedrooms and a modern fitted bathroom.

Outside, there is off road parking to the front and gardens to the side and rear.

LOCATION

Woodville is a popular location with a range of amenities close by including a Tesco local, restaurants and public inns.

A further wider range of facilities are available in Swadlincote, Burton upon Trent and Ashby de la Zouch which are all just a short drive away, as well as the National Forest and the commuter routes of the A50/M1 and M42.

ACCOMMODATION

PRIVATE SIDE STAIRCASE

With entrance door giving access to:

HALL

With all doors leading off.

LOUNGE 4.23m x 3.56m (13'11" x 11'8")

A spacious room with window to rear aspect overlooking the garden and countryside beyond. Wall mounted electric heater, wall light points, and contemporary style electric fire.

MODERN FITTED KITCHEN 2.93m x 2.88m (9'7" x 9'5")

Fitted with a modern range of white hi-floss fronted base cupboards and drawer units with matching wall mounted cabinets over. Worktops with tiled surrounds are inset with a stainless steel sink and side drainer with mixer tap over, plus an electric hob with extractor hood over and built-in electric oven beneath. Provision for fridge/freezer, plumbing and space for washing machine, plus a further appliance space. Wood effect flooring, ceiling light point, windows to side and rear aspects.

BEDROOM ONE 4.67m x 3.94m (15'4" x 12'11")

With two windows to front aspect, wall mounted electric heater, ceiling light point and a built-in storage cupboard/wardrobe.

BEDROOM TWO 3.63m x 3.61m (11'11" x 11'10")

With window to front aspect, wall mounted electric heater and ceiling light point.

MODERN FITTED BATHROOM

Fitted with a white suite comprising panelled bath with electric shower over and glazed side screen, vanity unit with wash hand bowl, low level w.c., fully tiled walls, chrome heated towel rail and obscure window to rear aspect.



OUTSIDE AND GARDENS

To the front is a block paved driveway providing off road parking. A few steps and a pathway lead to the side of the property where a private side garden can be found with lawn and borders. A private staircase from here leads to the entrance door.

A gate from the side garden leads to a further gate leading to the private rear garden which incorporates a large decked patio area, further paved patio area and lawns with gravelled and shrub borders.

TENURE

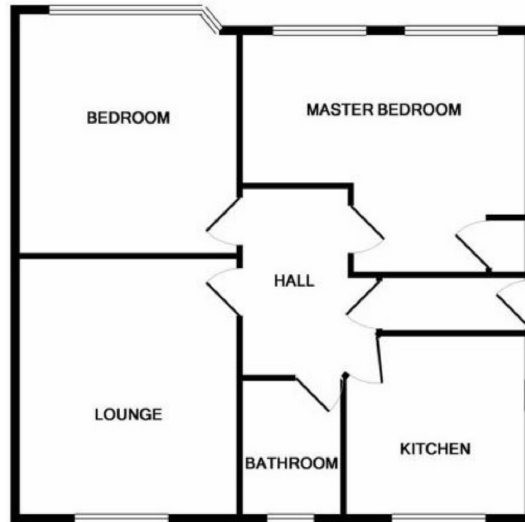
Our client advises us that the property is leasehold for an original term of 99 years commencing in 2018. The current service charge is £9.75 per annum and the current ground rent is £10.00 per annum. Should you proceed with the purchase of this property these details must be verified by your solicitor.

COUNCIL TAX BAND

South Derbyshire District Council - Band A

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW May 2021)/A



TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

CONDITIONS OF SALE

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.
No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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