

FOR
SALE



Fowler Close, Swadlincote, Derbyshire DE11 7FX

£96,000 - Leasehold

77, Main Street, Broughton Astley, Leicester, LE9 6RE
01455 285555 sales@davidrobinsonestates.co.uk



PROPERTY DESCRIPTION

Great Step On The Ladder! - This ideal first time buy is offered for sale with 40% shared ownership. The good sized property has accommodation comprising entrance hall, downstairs wc, lounge, fitted kitchen/diner, first floor landing, three good sized bedrooms and family bathroom. The property has off road parking to the front, gas fired central heating to radiators, UPVC double glazed windows and garden to the rear. Early viewing comes highly recommended.

POINTS OF INTEREST

- *Semi-Detached*
- *40% Shared Ownership*
- *Three Bedrooms*
- *Lounge*
- *Fitted Kitchen Diner*
- *Family Bathroom*
- *ORP*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to the front aspect.

Downstairs WC

UPVC double glazed window to the front aspect, being fitted with two piece suite comprising, low level wc, hand wash basin and radiator.

Lounge

16' 8" x 11' 3" (5.08m x 3.43m) UPVC double glazed window to the front aspect, stairs to first floor landing and radiator.

Fitted Kitchen Diner

15' 1" x 12' 1" (4.60m x 3.68m) UPVC double glazed window to the rear aspect, UPVC double glazed french doors to the rear aspect, being fitted with a range of wall and base units with built in oven, hob extractor, sink/drain, under stairs cupboard, plumbing for washing machine and radiator.

First Floor

First Floor Landing

Loft access, built in cupboard and radiator.

Bedroom One

15' 1" x 9' 11" max (4.60m x 3.02m max) Two UPVC double glazed windows to the front aspect and radiator.

Bedroom Two

12' 4" x 8' 0" (3.76m x 2.44m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Three

9' 10" x 6' 9" (3.00m x 2.06m) UPVC double glazed window to the rear aspect and radiator.

Family Bathroom

8' 0" x 6' 0" (2.44m x 1.83m) Being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and heated towel rail.

Front Garden

To the front of the property there is parking for multi vehicles.

Rear Garden

To the rear of the property there is a garden area, which is requiring either seeding or turfing with side access.

Additional Notes:

Council tax band C (South Derbyshire Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

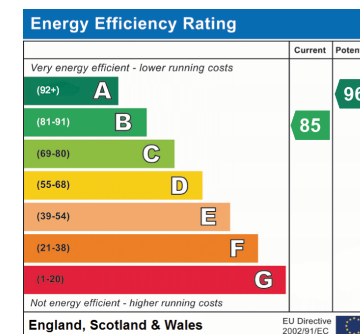
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

Lease:

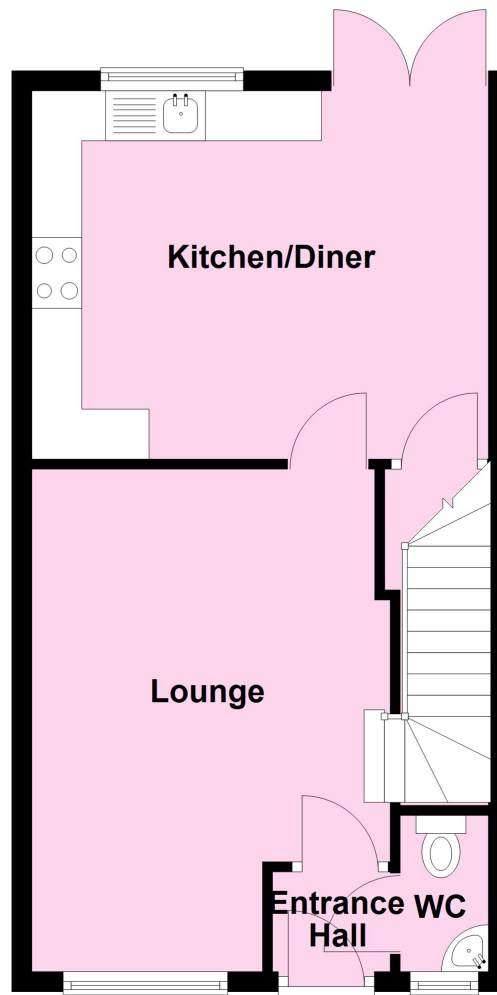
Rent:

Service Charges:



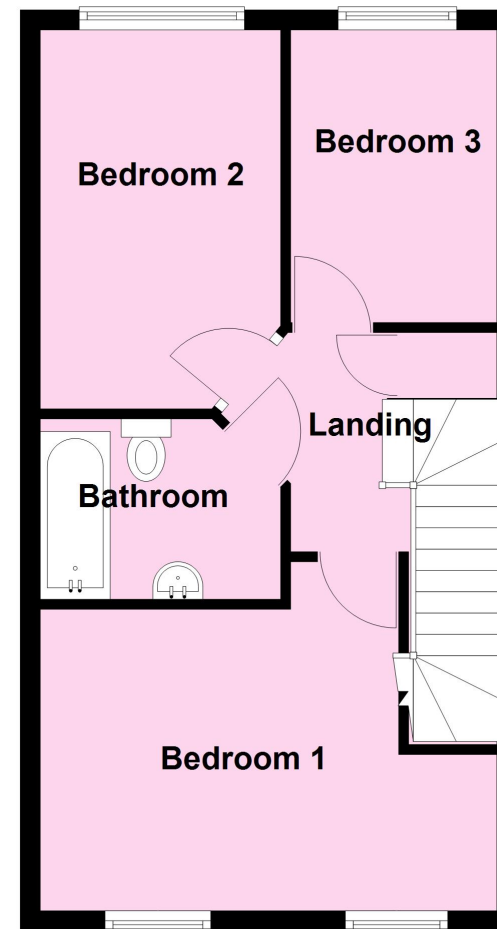
Ground Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 80.6 sq. metres (867.6 sq. feet)

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