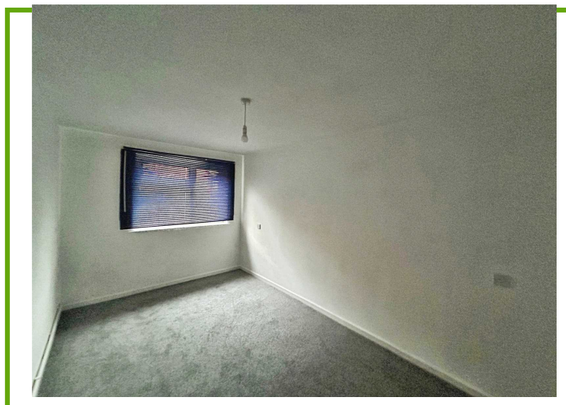
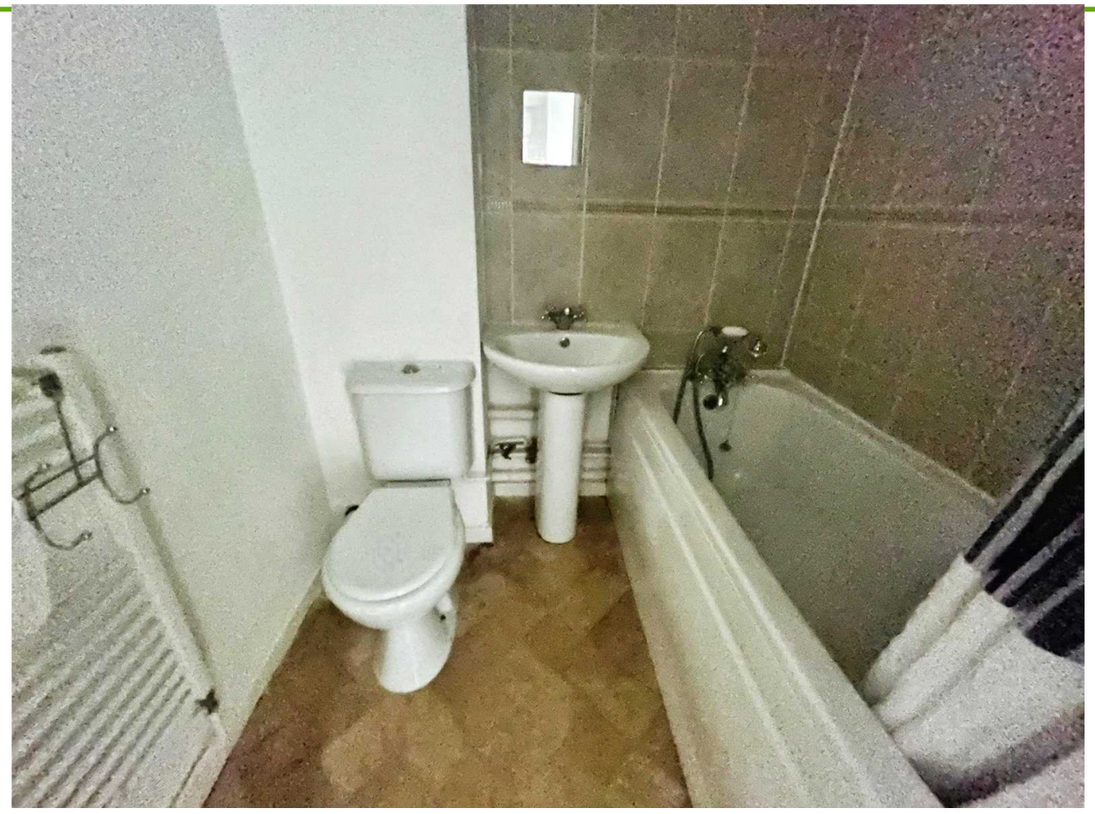












Small Thorn Place, Woodville,
Swadlincote, Derbyshire, DE11

Asking Price: £60,000

Tenure: Leasehold

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your-move.co.uk

Small Thorn Place, Woodville, Swadlincote, Derbyshire, DE11

Asking Price: £60,000 Tenure: Leasehold

Council Tax Band: A
EPC Rating: C
Local Authority: South Derbyshire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This neutrally decorated one-bedroom flat in Swadlincote (DE11) offers bright living spaces, off-street parking, and excellent access to local amenities and transport links, making it an ideal purchase for first-time buyers or investors with no onward chain.

Description
This neutrally decorated flat is offered for sale in Swadlincote, within a popular residential area known for its convenient access to local amenities and practical transport links. The property comprises one double bedroom, a separate reception room, and a kitchen benefiting from natural light. There is one bathroom. The flat also features parking, making it an attractive choice for first-time buyers and investors alike. The property is available with no chain.

Located in DE11, this flat is within close proximity to a range of local amenities, including supermarkets, cafés, and shops situated along Swadlincote's high street. Nearby schools offer educational options for various age groups, making the location suitable for diverse lifestyles.

For public transport, Swadlincote benefits from regular bus services connecting to Burton-upon-Trent, where the mainline railway station provides direct links to Birmingham and Derby; journey times are approximately 25-35 minutes to Birmingham. For those commuting by car, the A444 and A511 are easily accessible, offering connections across South Derbyshire and into Staffordshire.

Outdoor enthusiasts will appreciate the nearby Maurice Lea Memorial Park, which offers green spaces, play areas, and walkways ideal for relaxation and leisure. The local leisure centre and cinema are also within easy reach.

The flat is rated C for EPC and falls under Council Tax Band A. With parking and a practical layout, this property presents an appealing opportunity in a well-connected and amenity-rich area.

Entrance Hall
Spacious entrance with a useful store cupboard.

Lounge
11'8" x 11'4" (3.56m x 3.45m)
Bright and airy lounge.

Kitchen
8'6" x 5'4" (2.6m x 1.63m)
Fitted kitchen with an electric hob and oven.

Bedroom
14'9" x 8'3" (4.5m x 2.51m)
Double bedroom.

Bathroom
5'9" x 5'3" (1.75m x 1.6m)
Appointed with a three piece suite.

Outside
Communal parking.

Agents Note:
The property is Leasehold. We do not have any details of exact lease or rental charges. It is approximately 105/106 years remaining and approximately £50 per year ground rent.

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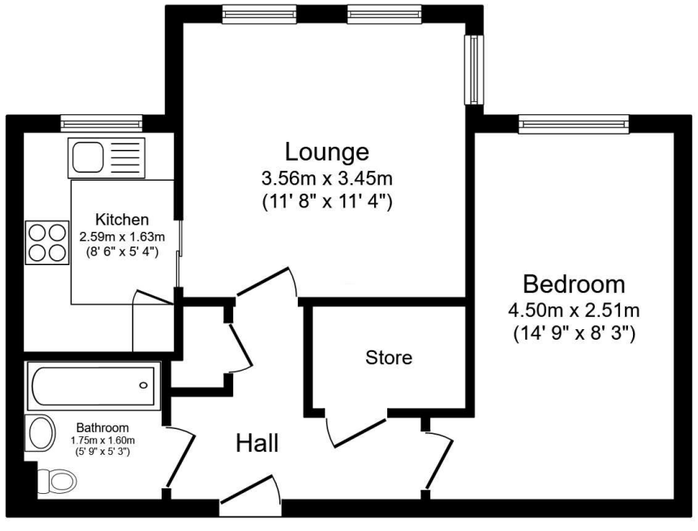
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floor Plan
Floor area 42.5 sq.m. (458 sq.ft.)

Total floor area: 42.5 sq.m. (458 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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