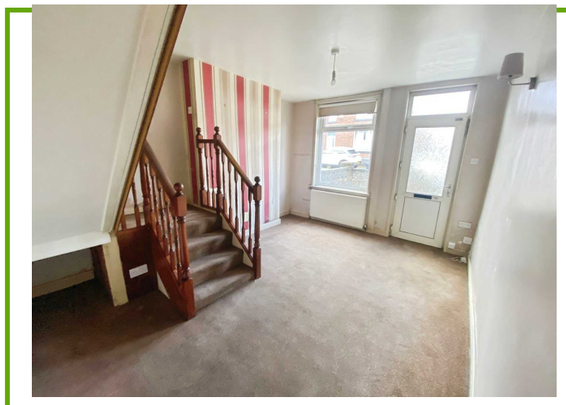
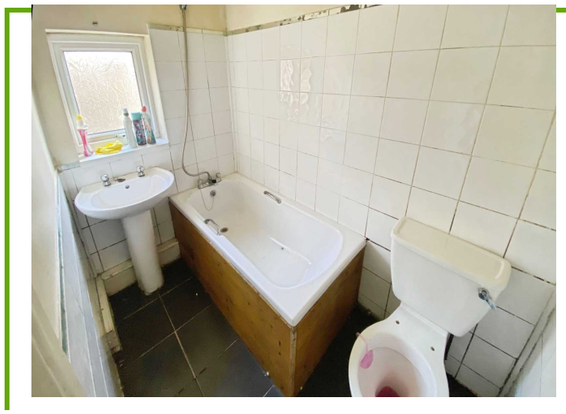


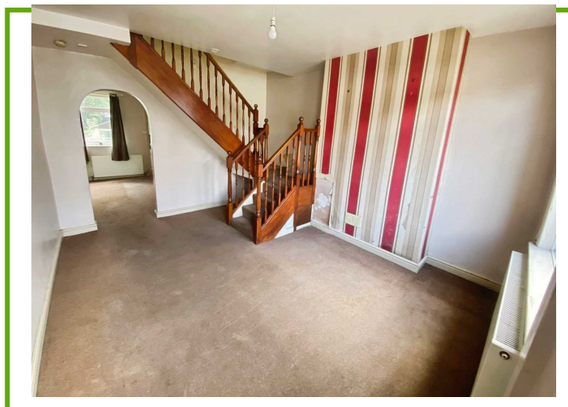














Station Road, Woodville,
Swadlincote, Derbyshire, DE11

Guide Price: £94,000

Tenure: Freehold

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your-move.co.uk

The Property Ombudsman

Station Road, Woodville, Swadlincote, Derbyshire, DE11

Guide Price: £94,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: D
Local Authority: South Derbyshire District Council

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

MODERN METHOD OF AUCTION
Two-bedroom terraced house for sale in Woodville, Swadlincote, offering two double bedrooms, two reception rooms, a rear garden, no chain delay, and convenient access to local amenities, schools, public transport links and major road connections.

Description
This two-bedroom terraced house is offered **for sale** in Woodville, Swadlincote, Derbyshire, and is available with **no chain delay**, making it particularly suitable for **first-time buyers**. Modern Method Of Auction.

The property provides two **double bedrooms**, offering practical sleeping accommodation, along with a bathroom and an EPC rating of **D**. It falls within **Council Tax Band A**, which may help keep ongoing household costs relatively manageable. There are **two reception rooms**, providing separate spaces for living and dining or flexible use, together with one kitchen serving the property.

To the rear, there is a **garden**, offering valuable outdoor space for relaxation, play, or gardening.

Woodville is well placed for everyday amenities, with local shops, cafés and services available in both Woodville and nearby Swadlincote town centre. There are **nearby schools**, making this location appealing for those wanting access to local education options.

Public transport links are available via local bus services connecting Woodville with Swadlincote, Burton-on-Trent and Ashby-de-la-Zouch. The nearest mainline rail services can be accessed from Burton-on-Trent station, which offers routes towards Birmingham and Derby; journey times to Birmingham New Street are typically around 30–35 minutes by train. Road connections are convenient, with the A511 and A514 giving access to the wider East Midlands and beyond.

Overall, this two-bedroom terraced house for sale in Woodville presents a straightforward opportunity for buyers seeking a home with outdoor space, local amenities and public transport links.

Entrance
Leading directly into the lounge.

Lounge
Spacious lounge with stairs leading off to the first floor.

Dining Room
13'2" x 11'5" (4.01m x 3.48m)
Dining Room.

Kitchen
9' x 6'4" (2.74m x 1.93m)
The kitchen is fitted wit wall and base units with space for appliances.

Bathroom
7'6" x 4'3" (2.29m x 1.3m)
The bathroom is fitted a white three piece suite.

On nthe first floor:

Main Bedroom
11'5" x 11' (3.48m x 3.35m)
Main double bedroom.

Bedroom Two
12'9" x 11'5" (3.89m x 3.48m)
Double bedroom with an over stairs cupboard housing the gas central heating boiler.

Outside
The rear garden is laid to lawn with a patio area, plants and shrubs.

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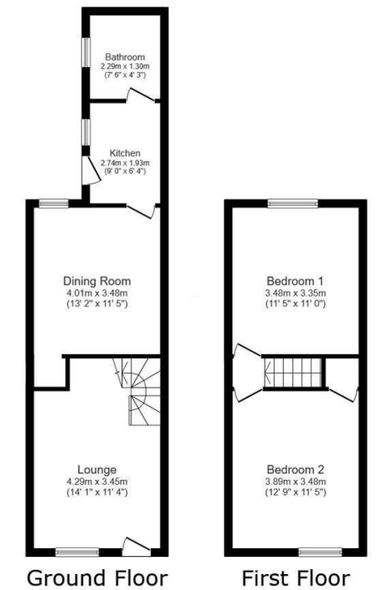
All Measurements
All Measurements are Approximate.

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.



Total floor area: 74.2 sq.m. (799 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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