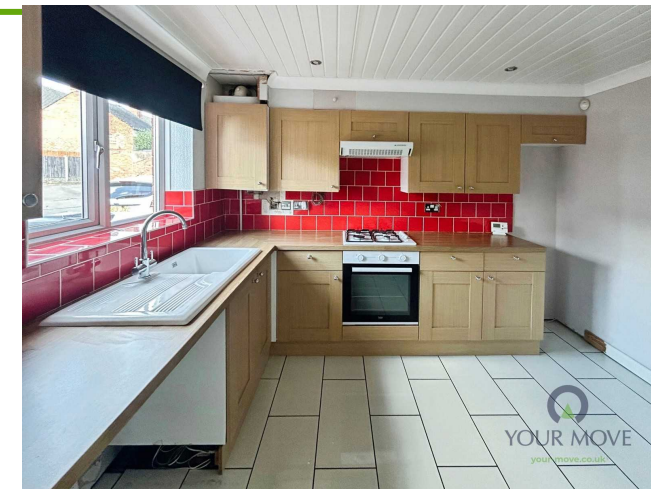
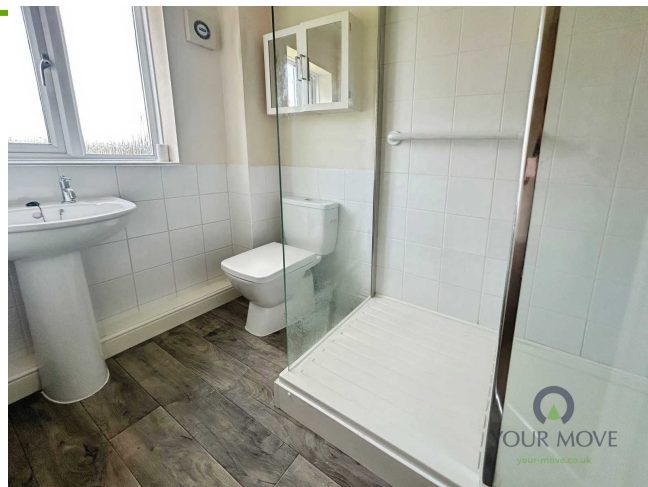




Swans Rest, Newhall,
Swadlincote, Derbyshire, DE11

Guide Price: £132,000

Tenure: Freehold



your-move.co.uk

Swans Rest, Newhall, Swadlincote, Derbyshire, DE11
Guide Price: £132,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: C
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

A two-bedroom end of terrace house in Newhall, Swadlincote, offered with no chain via the modern method of auction, featuring one reception room, kitchen, bathroom, parking, EPC rating C, Council Tax Band B, and convenient access to local amenities, schools, green spaces, and regional transport links.

Description

This two-bedroom end of terrace house is for sale in Newhall, Swadlincote, Derbyshire, offered via the modern method of auction with no chain. The property includes one reception room, a kitchen, and a bathroom, providing a straightforward layout suitable for a range of purchasers. Parking is available. The home has an EPC rating of C and falls within Council Tax Band B.

Newhall is located to the west of Swadlincote, with access to local amenities including shops, cafés, and everyday services in both Newhall and Swadlincote town centre. The nearby Swadlincote Woodlands and local green spaces offer walking routes and recreational areas.

Public transport links include bus services connecting Newhall with Swadlincote, Burton upon Trent and surrounding villages. The nearest mainline rail services are typically accessed at Burton upon Trent station, which offers routes to Birmingham, Derby and Nottingham; journey times to Birmingham New Street are often around 30–40 minutes by train. Road connections provide access to the A444 and A511, linking to the wider Midlands network.

A selection of primary and secondary schools can be found in and around Newhall and Swadlincote, making the area suitable for buyers needing access to local education.

This end of terrace house, for sale by modern method of auction, may appeal to those looking for a property with parking in an established residential area, with access to town facilities and wider regional transport links.

Entrance Hall

Cloakroom/Wc

5'4" x 3' (1.63m x 0.91m)
Appointed with a wash hand basin and a low flush wc.

Kitchen/Dining Room

10'9" x 10'2" (3.28m x 3.1m)
The kitchen has a range of white wall and base units with an integrated gas hob and electric oven.

Lounge

13'3" x 12'2" (4.04m x 3.7m)
Spacious lounge with stairs leading off to the first floor.

On the first floor:

Main Bedroom

12'3" x 10' (3.73m x 3.05m)
main double bedroom.

En-Suite

8'5" x 5'2" (2.57m x 1.57m)
This en-suite is appointed with a bath, pedestal sink and a low flush wc.

Bedroom Two

11' x 6'9" (3.35m x 2.06m)
A generous second bedroom.

En-suite

5'3" x 5'3" (1.6m x 1.6m)

Appointed with a single shower enclosure, pedestal sink and a low flush wc.

Outside

There is one allocated parking space.

Garden

The garden has artificial grass and a variety of shrubs.

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

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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



For full EPC please contact the branch.

