

SCARGILL
MANN & CO

EST. 1995



235 Ashby Road

Woodville, Swadlincote, DE11 7BU

£145,000



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GENERAL INFORMATION

THE PROPERTY

Scargill Mann is offering this two-bedroom end terrace property for sale, which requires full modernisation. It is located in a semi-rural location yet still conveniently located for the local towns of Swadlincote and Ashby de la Zouch. The property offers an entrance porch, lounge diner, kitchen, and ground-floor bathroom. On the first floor are two bedrooms.

Outside, the frontage is hard landscaped, with a path down the side leading to a generous-sized rear garden.

LOCATION

Woodville offers a range of local amenities with eateries, public inns, doctors, primary schools, and convenience stores. The nearby towns of Swadlincote and Ashby de la Zouch offer further shopping and leisure facilities.

ACCOMMODATION

Entrance door opening through to porch with further door opening through to open plan lounge diner.

LOUNGE DINER

13'0" into chimney breast x 20'3" (3.97m into chimney breast x 6.19m)

Has bow window to the front aspect, beams to ceiling, brick fire surround with tiled mantle and log burner inset, a latch door leads through to the kitchen and a further under stairs storage door opens through to provide storage and entrance to a bar.

KITCHEN

7'1" x 12'6" (2.16m x 3.82m)

Has a door to the side aspect, window to the rear and is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, worktops incorporate a one and a quarter sink and side drainer, there is space for washing machine, fridge, freezer and electric cooker point, a door leads through to the downstairs bathroom.

BATHROOM

5'10" x 6'8" to window (1.79m x 2.04m to window)

Has a panelled bath with separate shower over, pedestal hand wash basin, radiator, obscure window to the side aspect, tiled surrounds and door opening through to the cloakroom.

CLOAKROOM

2'8" to window wall x 4'4" (0.83m to window wall x 1.33m)

Has an obscure window to the side aspect and W.C.

FIRST FLOOR

LANDING

With doors opening through to:

BEDROOM ONE

11'2" x 12'3" to rear of wardrobes (3.41m x 3.75m to rear of wardrobes)

Has a window to the front aspect, a range of fitted wardrobes with sliding doors providing hanging space and shelving, radiator and ceiling light point.

BEDROOM TWO

9'8" x 8'3" (2.96m x 2.53m)

Has a window to the rear aspect, radiator, ceiling light point and built in storage cupboard which houses the domestic hot water and central heating Worcester Bosch boiler, there is also a storage cupboard.

OUTSIDE

The property has off road parking to the front aspect, a paved path leads down the side of the property and opens up into an extensive rear garden.

AGENTS NOTES

THERE IS A RIGHT OF WAY USED BY THE NEIGHBOURS ACROSS THE BACK OF THE PROPERTY

TENURE

FREEHOLD - Our client advises us that the property is

Tel: 01283548194

freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

South Derbyshire District Council - Band A

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

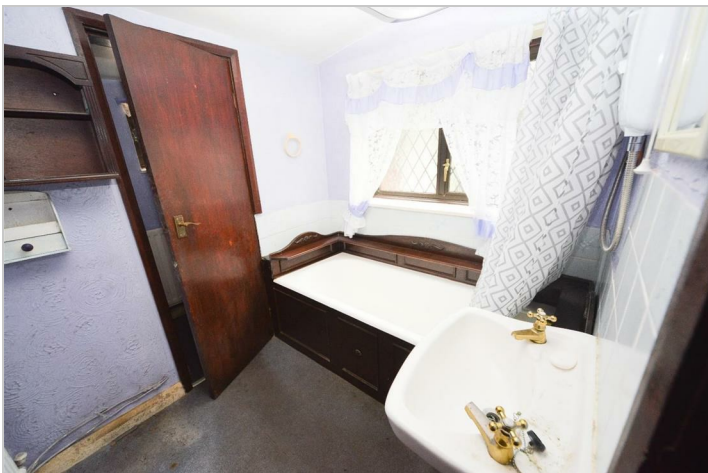
<http://www.derbyshire.gov.uk/>

CONDITION 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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 10/2024) A



Road Map



Hybrid Map



Terrain Map



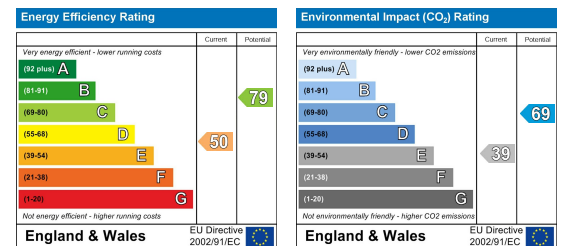
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.