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&L

110 Stanhope Road

| DE11 9BD | Asking Price £135,000

ROYSTON
& LUND

- Asking Price: £135,000
- Living Room with Fireplace
- Ground-Floor Bathroom
- Close to Numerous Amenities
- EPC: TBC
- Two Bedroom Home
- Fitted Kitchen
- Lawned Rear Garden
- Council Tax: A
- Freehold





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Royston & Lund are pleased to present this charming two-bedroom home located within a convenient residential area of Swadlincote, offering well-presented accommodation throughout together with a generous rear garden.

The property opens directly into a cosy living room featuring a decorative fireplace and plenty of natural light, creating a welcoming space to relax. To the rear, the spacious kitchen offers a range of fitted units, ample worktop space and room for dining, with access through to an inner porch and the ground-floor bathroom fitted with a three-piece suite.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom and a versatile second bedroom ideal for guests, a nursery or home office space.

Outside, the property benefits from a well-maintained rear garden comprising a paved patio seating area, lawn and raised entertaining space, ideal for enjoying the warmer months.

Situated in Swadlincote, the property is conveniently located for local amenities, schools and transport links, making it an excellent opportunity for first-time buyers, downsizers or investors alike.

For more information: https://reports.sprift.com/property-report/?access_report_id=5319420

Freehold



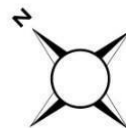
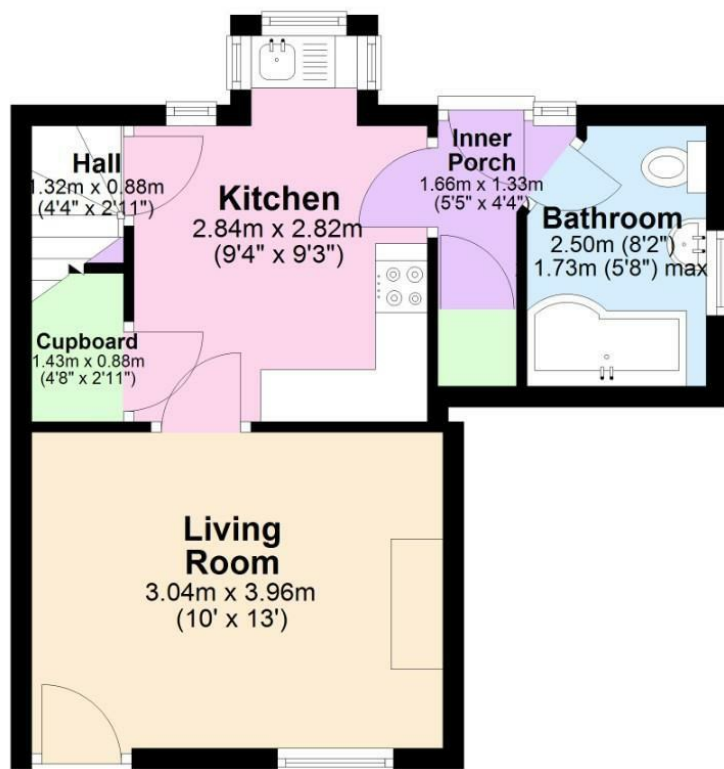
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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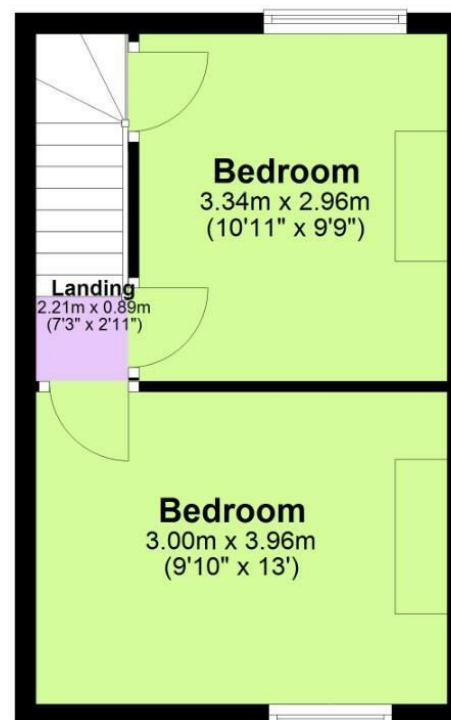
Ground Floor

Approx. 30.8 sq. metres (331.5 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.2 sq. feet)



Total area: approx. 56.3 sq. metres (605.7 sq. feet)

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.