

38 Court Street

| DE11 7JJ | Offers In The Region Of £140,000

ROYSTON & LUND

- OFFERS IN THE REGION OF £140,000
- Huge potential for improvement and to add value
- In Need Of Full Modernisation
- Close to Local Amenities and Nearby Towns
- Council Tax Band A // EPC Rating - D
- Three Bedroom Semi Detached House
- Downstairs Bathroom
- Generously Sized Rear Garden
- A/M42 Provide Great Commuter Links To Nottingham and Birmingham
- Freehold

















UNEXPECTEDLY BACK TO THE MARKET

Offers in the Region of £140,000 - No Upward Chain

Offered to the market with no upward chain, this three bedroom semi-detached home in Woodville offers an exceptional opportunity to the lucky buyer to modernise and add value, and could make a beautiful home.

Situated ideally for easy access to local amenities, and close to transport links for travel into the nearby towns of Swadlincote, Ashby-de-la-Zouch, and Burton on Trent, as well as wider commuter links, this property would be perfect for first-time buyers, investors, and home-movers alike who are looking for a chance to improve and personalise a property to their specifications

Entering into the hallway that benefits from built in storage, there is access into both the lounge and the dining room, which in turn leads to a kitchen and a downstairs bathroom towards the end that consists of a bath, WC and wash basin.

To the first floor there are two well-proportioned double bedrooms with built in storage and a further spacious single bedroom with storage and a wall mounted boiler.

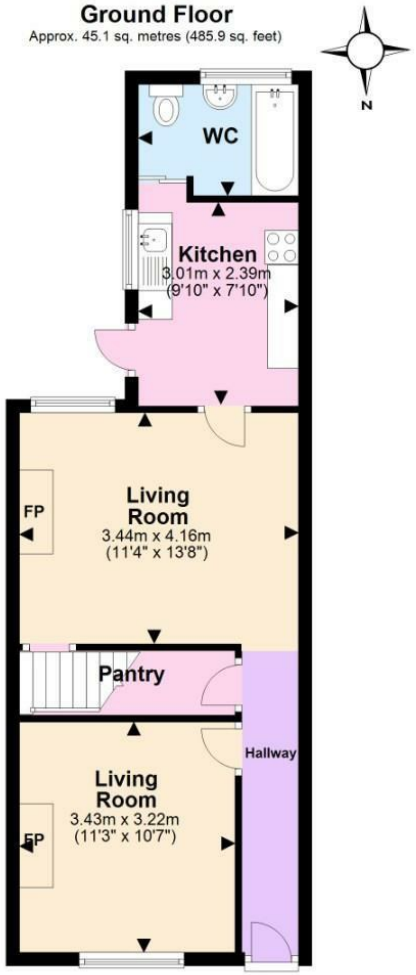
To the rear of the property there is a well-sized garden with a raised patio area that has external storage and steps down to lawn, which could make a wonderful space, prime for entertaining, relaxing, and al-fresco dining in the summer months.

This property demands internal viewings to truly see the potential it offers. Call us now to book your viewing.

Freehold

For more information: https://sprift.com/dashboard/property-report/?access_report_id=4084727

Ground Floor
Approx. 45.1 sq. metres (485.9 sq. feet)



First Floor
Approx. 40.9 sq. metres (440.7 sq. feet)



Total area: approx. 86.1 sq. metres (926.5 sq. feet)

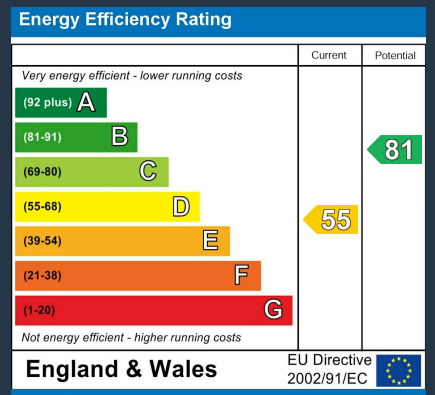
Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

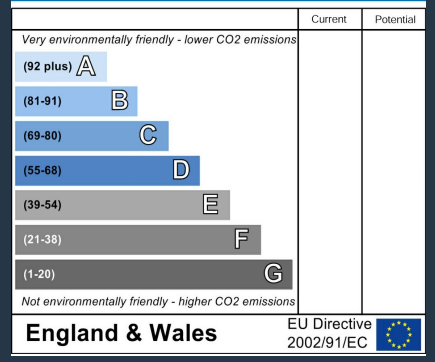
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND