







Ideal for the first time buyer and set within walking distance of Swadlincote Town Centre stands this well presented two bedroom mid town house. In brief the gas centrally heated and double glazed accommodation comprises of entrance porch, lounge and kitchen diner. To the first floor there are two double bedrooms and family bathroom. Outside the home has an enclosed rear garden and front driveway with the added benefit of additional parking space. Viewing strictly by appointment only.

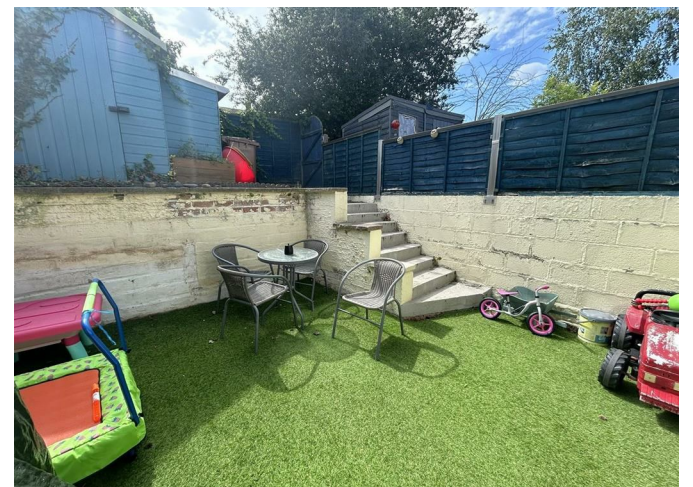
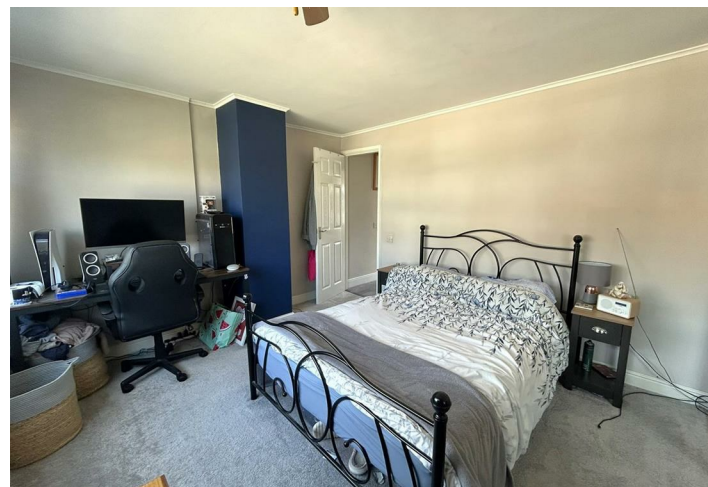
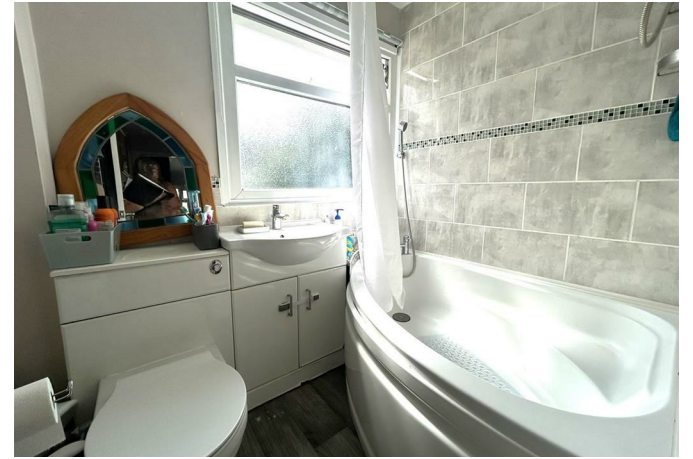




Lounge - 4.59 x 4.3 (15'0" x 14'1")  
Kitchen/Diner - 4.34 x 3.20 (14'2" x 10'5")  
Stairs & Landing  
Bedroom One - 3.99 x 2.26 (13'1" x 7'4")  
Family Bathroom - 2 x 2.10 (6'6" x 6'10" )  
Bedroom Two - 3.6 x 2.3 (11'9" x 7'6")











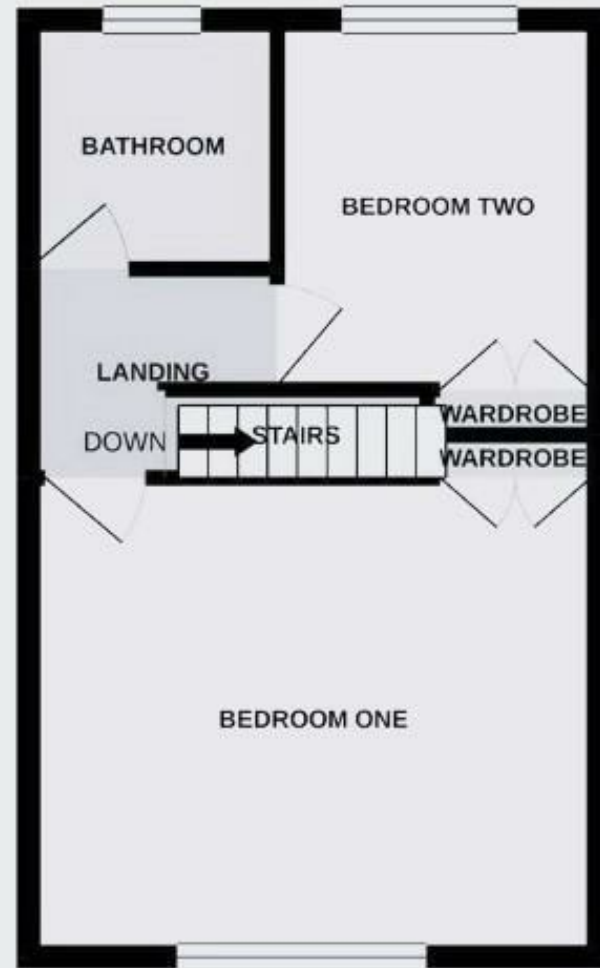
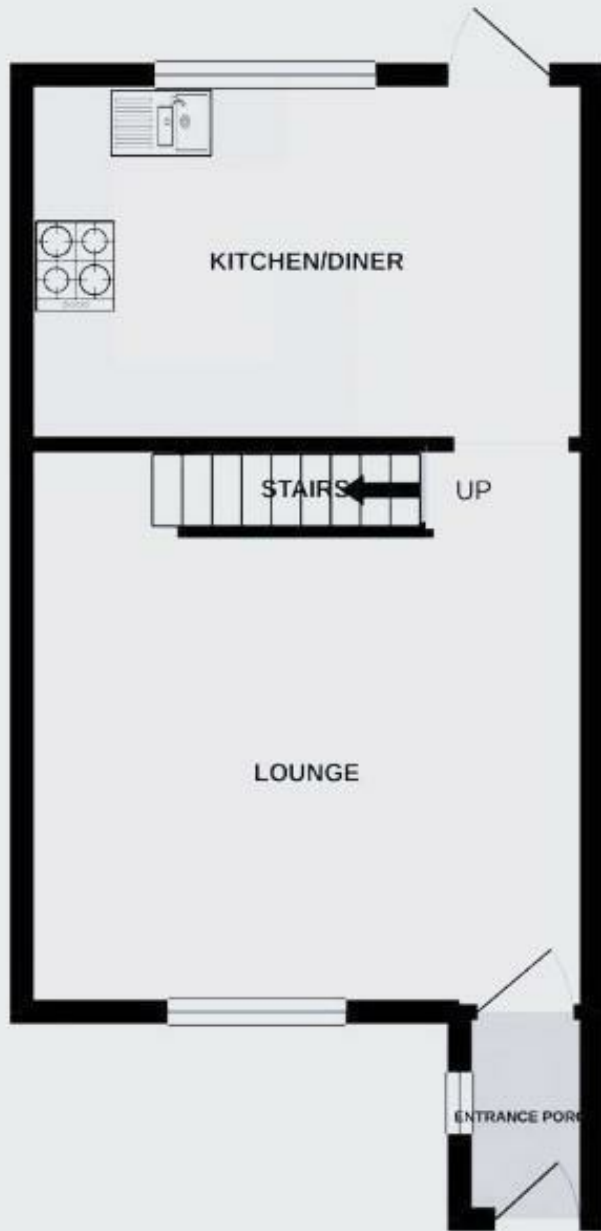






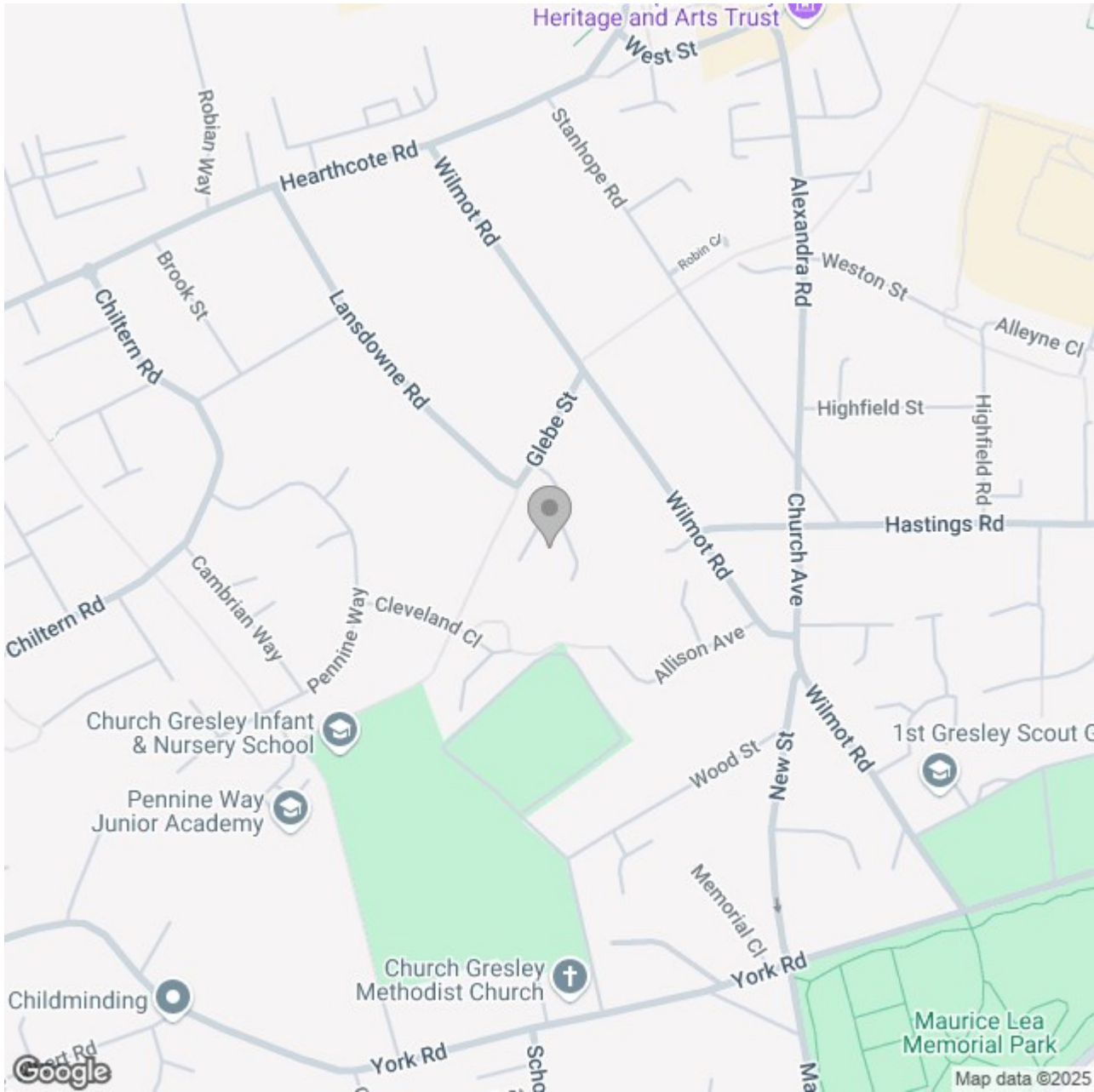












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	