



Occupation Road
Albert Village
Swadlincote
Leicestershire
DE11 8HD

Offers In Excess Of £175,000

bettermove

Occupation Road Swadlincote

Bettermove are proud to present this 2 bedroom terraced house in Swadlincote.

The property benefits from double glazing, solid fuel with multi burning stove heating throughout.

The council tax band is B.

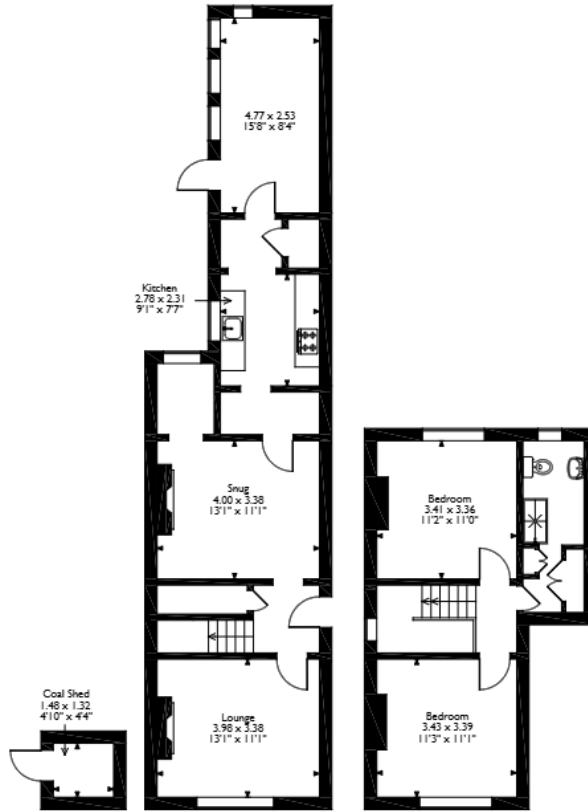
The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Swadlincote, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A444, A511 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Occupation Road, Albert Village, Swadlincote, Leicestershire
 Approximate Gross Internal Area
 Main House = 100 Sq M/1076 Sq Ft
 Outbuilding = 2 Sq M/22 Sq Ft
 Total = 102 Sq M/1098 Sq Ft



Outbuilding **Ground Floor** **First Floor**
 Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk