



**Granville Street
Woodville
Swadlincote
Derbyshire
DE11 7JH**

Offers in Excess of £165,000

bettermove

Granville Street Swadlincote

Bettermove are proud to present this 3 bedroom semi-detached house in Woodville, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has on street parking available.

The council tax band is A.

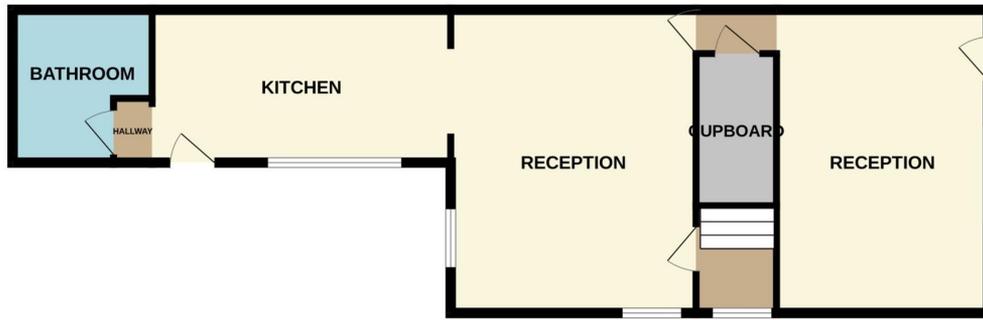
This beautifully presented property has been recently renovated with new windows, doors, flooring, kitchen and bathrooms. The property comprises two spacious reception rooms, fitted kitchen and bathroom on the ground floor. The first floor consists of 3 bedrooms and a WC. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Woodville, Swadlincote, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Burton-on-Trent Railway station, local bus routes and close access to the M1 and M42.

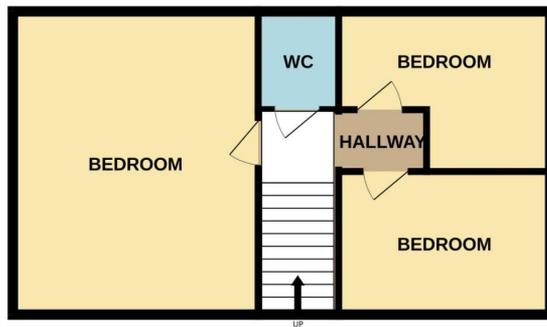
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</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