



Princess Avenue
Linton
Swadlincote
Derbyshire
DE12

Offers in Excess of £205,000

bettermove

Princess Avenue

Swadlincote

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

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing and gas central heating throughout, with off road parking available via the driveway.

The council tax band is A.

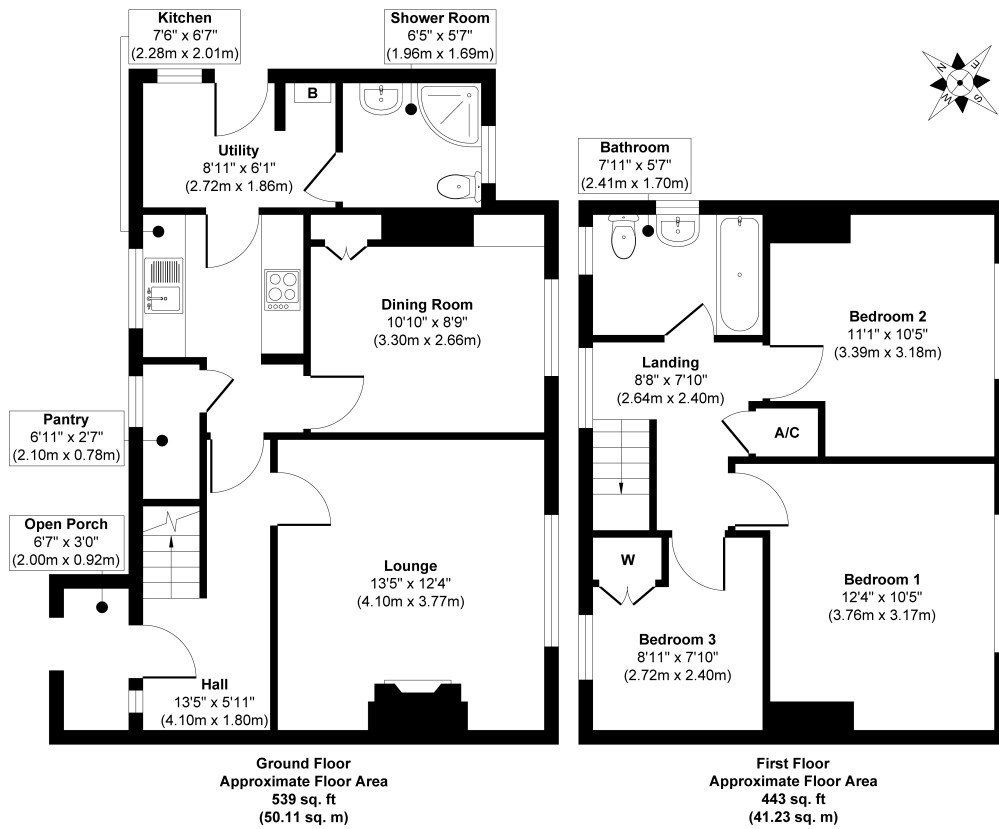
The interior of this well presented property comprises a spacious living room, dining room, fitted kitchen with pantry and attached utility room and shower room on the ground floor. Upstairs, you'll find three good sized bedrooms and the family bathroom. The exterior boasts a private rear garden, mainly laid to lawn, perfect for enjoying the summer months.

Located in the civil parish of Linton, Swadlincote, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found from Burton-on-Trent Railway Station, a variety of local bus routes, and quick access to the M42.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.

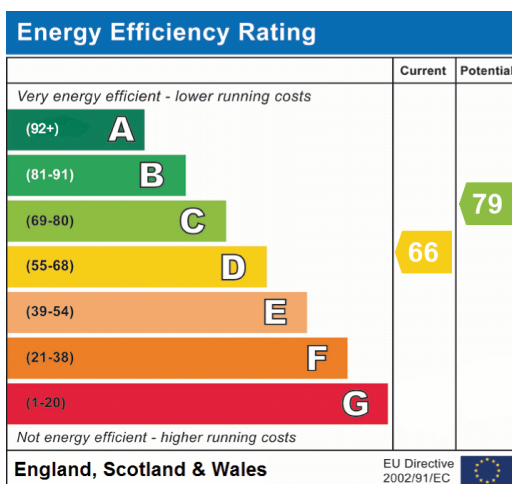


DE12 6QH - 13 Princess Avenue



Approx. Gross Internal Floor Area 982 sq. ft / 91.34 sq. m

Whilst 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 for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





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