

The Ropewalk

Walton-on-Trent, Swadlincote, DE12 8NR



John German are delighted to present this superb three bedroom detached property situated in Walton-on-Trent boasting a large garden, three bedrooms and off-road parking.

£245,000



John German

A canopy approach leads to the front entrance door, this in turn opens out into a welcoming reception hallway with doors leading off to the kitchen, lounge, bathroom and bedroom 3.

The kitchen has a range of wooden cabinets that wrap around three walls with an integrated oven, hob and extractor fan along with further space for additional appliances.

The lounge is generously sized with ample space for seated furniture and practical access into the garden through French sliding doors.

Finishing off the downstairs accommodation you will find bedroom three which is a sizeable double. This room is versatile and could be used as a dining room or additional reception room. There is also a useful utility room with space for further appliances and a family bathroom equipped with a bath shower, WC and wash hand basin.

To the first floor there is two further spacious double bedrooms and a separate WC which is fitted with a low level WC and hand wash basin.

Outside to the rear, the garden is partly laid to lawn with an extended blocked paved patio area which makes the perfect spot for a morning coffee and to the side of the property you will find a tarmac driveway which provides practical parking.

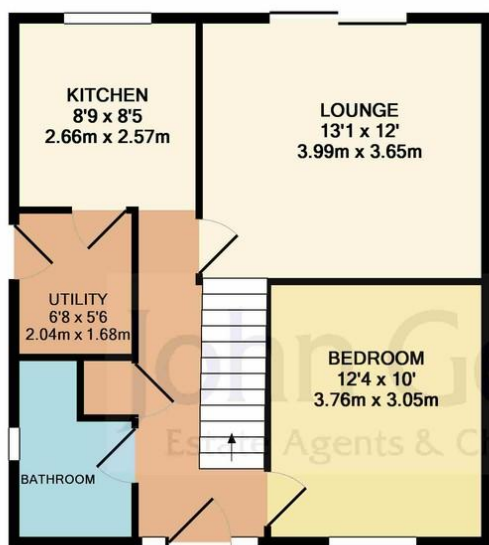
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

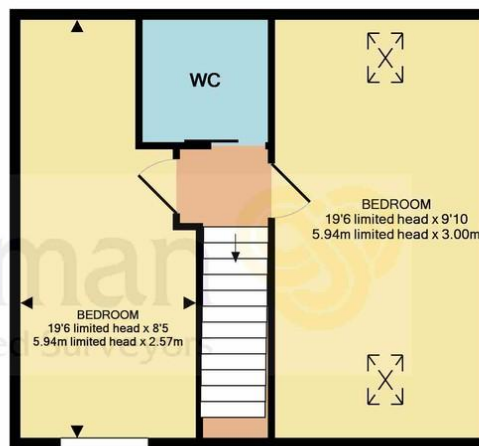
Useful Websites: www.southderbyshire.gov.uk

Our Ref: JGA/1112022

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

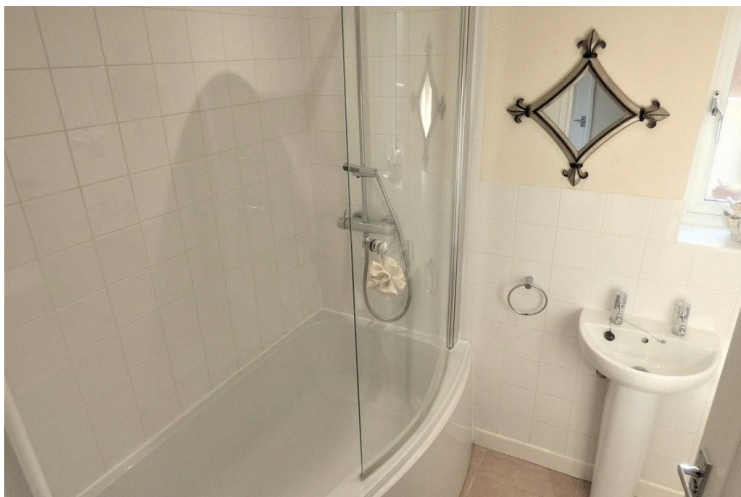


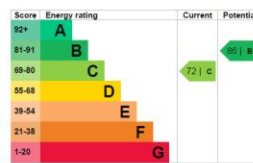
GROUND FLOOR



1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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