

# Hawthorn Avenue

Netherseal, Swadlincote, DE12 8BY



Great potential and very liveable with scope to refurbish as you go with double glazing throughout. Spacious, well laid out accommodation with three spacious bedrooms and a shower room with a double shower. Gardens to front and rear, spacious driveway and concrete sectional detached garage.

Offers Over £190,000

John German 

Entrance to the property is via an entrance hallway with a large built-in cloaks cupboard, electric storage heater, stairs to the first floor and an internal door into the lounge.

The lounge has a front facing double glazed window overlooking the front elevation, brick fireplace with quarry tiled hearth, electric storage heater and internal door to the kitchen.

The lounge is open plan to the dining room with a double glazed window overlooking the rear garden and an electric storage heater.

The generous kitchen is fully fitted with a comprehensive range of base and eye level units with worktop space over, breakfast bar and inset stainless steel sink unit with mixer tap. There is plenty of spaces left for appliances as well and a rear facing double glazed window and double glazed side entrance door.

On the first floor are three well proportioned bedrooms with electric heaters and a large first floor shower room fitted with a full three piece suite comprising low flush WC, pedestal wash basin and a double shower enclosure.

Outside to the front is a low maintenance front garden, mainly gravelled and dotted with ever green shrubs. A wide driveway provides ample parking as well as access to a detached concrete sectional garage with up and over vehicular door. The rear garden is also low maintenance with a paved patio area extending along the length and width of the garden and gravelled shrubbery.

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

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

**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning](http://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning)

**Our Ref:** JGA/04042023

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

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John German  
129 New Street, Burton-On-Trent, Staffordshire, DE14  
3QW

01283 512244  
burton@johngerman.co.uk

#### Agents' Notes

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#### Referral Fees

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