

# Bramble Walk

Overseal, Swadlincote, DE12 6NB



This well presented terrace home is set in a small group of three, in walking distance to local amenities and National Forest trails - this property is ideal for a first time buyer, investors and downsizers.

£155,000



John German 

As you enter the home you will find a spacious separate lounge with great natural light. The flooring is a good quality laminate and the room has a lovely fresh feel to it, it is complete with double glazing and heating.

The kitchen/diner is at the rear of the home, the light filled space flows seamlessly to the outside through double doors. The kitchen is in great condition with ample storage and benchtops as well as quality appliances.

The rear gardens are a lovely size, full of greenery and plants. There is enough space to entertain friends and for the children and pets to enjoy. It even comes with its own garden shed.

The carpeted stairs take you to the first floor where you will find the sparkling family shower room complete with WC, sink and separate shower cubicle.

The master bedroom is a fantastic size and overlooks the trees at the front of the home. There is more than enough room for a king size bed as well as bedroom furniture. There is also built in storage.

The second smaller bedroom is an ideal size for a children's bedroom and will easily take a double bed.

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

**Our Ref:** JGA/25052023

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



Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**  
532.30 ft<sup>2</sup>  
49.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360









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



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#### Agents' Notes

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