

Coton Road

Walton-on-Trent, Swadlincote, DE12 8NL

John
German







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£250,000

Offered with no upward chain is this village home with a superb modernised interior ready to move into with views to front, two reception rooms, smart fitted kitchen, brand new bathroom, three bedrooms with an en suite WC together with a drive and garage to rear.

This lovely village semi detached is ready for a family to call it home, beautifully presented throughout, freshly decorated with new flooring, brand new bathroom together with an open aspect to front. There is a primary school and pub close by and the property lies in the highly regarded John Taylor catchment.

The ground floor has a light and spacious layout with two reception rooms including a spacious front facing lounge with fireplace and views with a dining/home office area. Across the hall is a lovely sitting/family room with window seat and two storage cupboards. There is a smart fitted kitchen with an attractive range of units, complementary countertops, integrated oven and hob, space for further appliances and a door opening out to the rear garden.

There is a newly installed ground floor bathroom with a three piece suite and lovely tiled floor.

The landing has doors off to three bedrooms, the master offers a large double bedroom with plenty of fitted storage and bedroom two has an en suite WC with window to side that has been newly fitted out.

The rear gardens are designed with low maintenance in mind and are mainly paved with raised plantings beds, a slate area and a useful brick outhouse/shed. A garage lies to the rear with an electric front door and a block paved driveway is accessed off Standing Butts Close.

The property is available with the advantage of no upward chain.

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

Property construction: Brick

Parking: Drive to rear

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

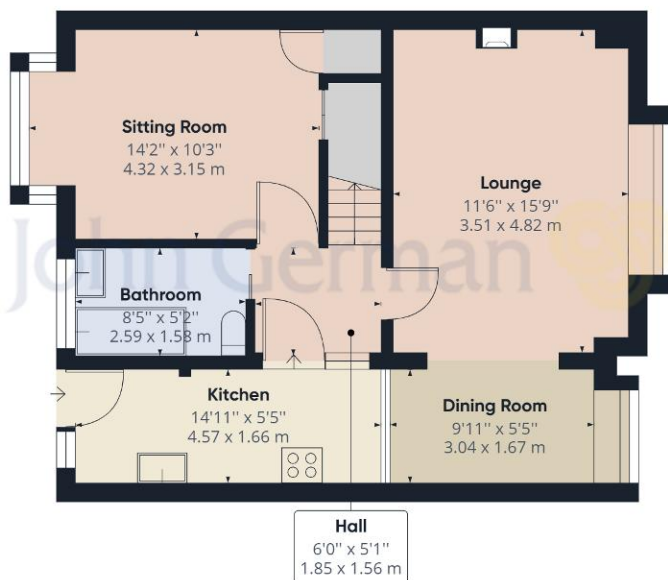
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03052024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



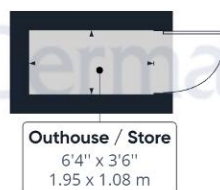




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

1103.37 ft²

102.51 m²

Reduced headroom

8.54 ft²

0.79 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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