

# Main Street

Rosliston, Swadlincote, DE12 8JL



A detached cottage with plenty of potential to modernise in your own style, situated in a popular National Forest location with highlights including two reception rooms, kitchen, bathroom, three bedrooms, off road parking and gardens. No upward chain.

£250,000

John German 

Situated in the pretty and popular village of Rosliston with its Forestry Centre, Co-op and post office, together with a popular pub and excellent access to countryside, is this detached cottage ready for somebody to modernise in their own style.

The front entrance door opens into the kitchen which is fitted with a range of base and eye level units with work surfaces over and door off to stairway to the first floor landing.

A door opens to the dining room with fire surround providing the focal point and window to front.

From here, a door leads into a good sized living room with fireplace, two windows to front and door out to driveway.

Off the kitchen there is also a door to a large ground floor bathroom with bath, separate wet room style shower area, pedestal wash hand basin, WC and window to front.

To the first floor, there are three bedrooms accessed off the main central landing.

The gardens are largely block paved.

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

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/10112023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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

01283 512244  
burton@johngerman.co.uk

#### 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent