

Harvest Hill

Swadlincote, Derbyshire, DE11 0XA



A superb semi detached with a garage and driveway to rear with lovely accommodation ready to move into, with highlights including lounge, kitchen diner, three bedrooms, family bathroom and gardens.

£180,000



John German

Offering a perfect first time buy or first family home is this semi detached, occupying a lovely corner plot in a well-established residential location with the property having the significant benefit of a garage and driveway to rear, with well-presented accommodation ready to move into.

With a front garden with path to a side entrance door which opens into the hallway with staircase off to the first floor, with the current owner also using this as a useful work from home area, and door leading through into dual aspect lounge with window framing views to front, and French doors opening out to the rear, wood effect flooring with door leading through to the kitchen, which is equipped with a range of base and eye level units with worksurfaces over, with integrated oven, hob and extractor, ample space for a dining/breakfast table and window and door out to the rear gardens.

To the first floor, the landing has doors leading off to three bedrooms, all sharing a well-appointed bathroom with panelled bath with shower over and shower screen, pedestal wash hand basin and WC.

Gardens to rear feature a paved terrace ideal for outside dining, shaped lawns and a rear gate opening out to the driveway which also has access to the single garage with an up and over front entrance door.

Buyers note: we understand the property is of engineered timber frame construction.

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

Our Ref: JGA27112023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	86 B
55-68	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

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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.

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