

Medham Avenue

Linton, Swadlincote, DE12 6QY



This well presented 3 bedroom semi detached home is jam packed full of features including off road parking, media wall and a secure rear garden. The property is well located on a quiet street and is in close proximity to local parks, country walks, local pubs and has great public transport links.

Shared ownership £105,000

John German 

As you enter the home into the main hall you will find the open plan living/dining/kitchen area on the right hand side. The lounge section is carpeted and benefits from an inbuilt media wall, this area leads onto the kitchen/dining area which benefits from laminate flooring, good storage options and a selection of appliances including electric hob, oven and extractor.

To the rear of the home you will find a separate utility room with more storage and room for appliances as well as a large downstairs cloakroom.

The rear garden is a reasonable size and consists of a lawn area and paved patio.

The first floor consists of three bedrooms and family bathroom.

The master bedroom is a generous size and would be big enough for a double bed and furniture. All the bedrooms are carpeted and have neutral décor.

The second bedroom is a double room while the third is slightly smaller and would be the ideal children's bedroom or home office.

The family bathroom comes complete with a bath with overhead shower, WC and wash hand basin.

Tenure: Leasehold (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

www.southderbyshire.gov.uk

Our Ref: JGA/15122023

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







Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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