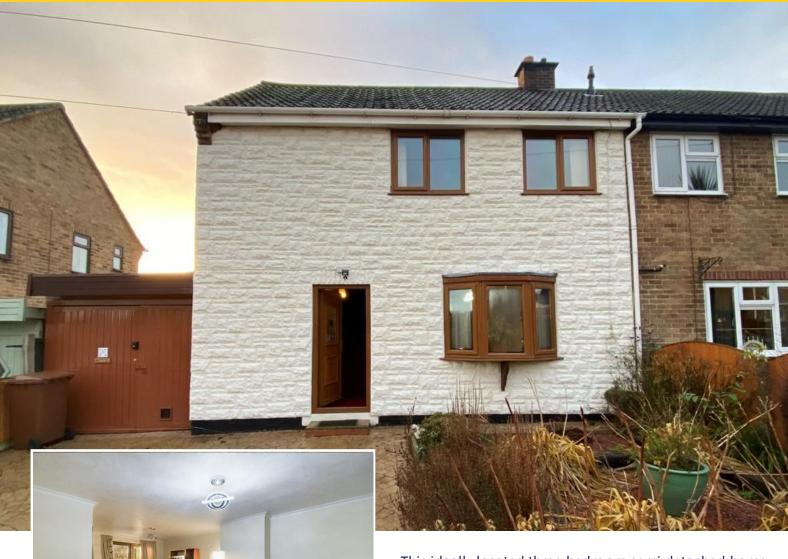
New Road

Coton-in-the-elms, Swadlincote, DE12 8ET







This ideally located three bedroom semi detached home is ready for its new owner to come and put their own stamp on the property and realise its full potential. The property itself is well sized throughout and features off road parking, large rear gardens and is full of potential. The property is ideally located in the quaint village of Coton-in-the-elms and is walking distance to countryside walks, primary school and local pubs.

£190,000



As you approach the property you will notice the driveway and double doors that access the carport. The carport is currently used for storage and incorporates the old coal shed and has access to the rear gardens.

Through the front door you enter the main entrance hall. There is a conveniently located downstairs cloakroom at the foot of the stairs. To the right hand side you will enter the open plan living/dining area. This generous room benefits from fantastic natural light, coal fireplace and neutral décor. The rear gardens are access from 2 double doors in the dining space.

The kitchen is located at the rear of the home, the kitchen benefits from undercounter and overhead cupboards, electric oven, hob and extractor. The kitchen overlooks the rear gardens and has access to the carport.

The rear gardens are very generous and consist of a paved patio, timber undercover area, Astro turf, garden beds and a large greenhouse.

The first floor consists of two minor bedrooms, master and family bathroom. The family bathroom is well equipped with in built storage, WC, sink and bath with an overhead shower.

The master bedroom is generous in size and features neutral décor and great in built storage.

The first secondary bedroom again is very generous and has more in built storage and is carpeted with neutral décor. The second bedroom is a touch smaller and would make an ideal office or children's bedroom.

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: JGA19122023

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













John German 🧐





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. Whist 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.

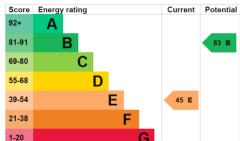
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.



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