

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

John German 

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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Agents' Notes

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