

Tandy Avenue

Moira, Swadlincote, DE12 6EU

John 
German





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£250,000

This extended dormer semi detached bungalow offers versatile accommodation with three bedrooms, extended lounge, dining room, sunroom, breakfast kitchen, bathroom, sunny southerly private rear garden, driveway and garage.



The property sits back from the road behind an extensive driveway providing off road parking and access to a detached brick built single garage. uPVC entrance door opens into a small porch and on into the reception hallway behind.

On the ground floor of this extended bungalow, you will find there is a lovely sized extended lounge/dining room over 22ft in length. It has living flame gas fire with brick surround at the focal point of the room and there is a feature internal stained glass window dividing the kitchen and dining area, and a patio door leads you through to the rear sunroom. The sunroom has a lovely southerly aspect over the gardens and radiator for all year-round use.

There are two double bedrooms on the ground floor, one of which has fitted wardrobes running along one wall.

The kitchen is fitted with high gloss white base and wall mounted cabinets with complimentary countertops, inset sink with ceramic tiled splashbacks, tiled flooring underfoot and space for a breakfast table. Leading off the kitchen is a small shower room and rear porch which leads you onto the gardens and sunroom.

Lastly on the ground floor is the family bathroom finished in white, it has vanity wash hand basin, close couple WC, bath and ladder style radiator.

Upstairs on the first floor is a great sized double bedroom which has the benefit of fitted wardrobes and an en suite WC.

Outside, the property offers excellent parking with a long drive culminating at a detached single brick built garage with up and over entrance door. To the rear is a landscaped garden with two useful outbuildings, the garden enjoys a private and sunny southerly aspect.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk

Our Ref: JGA/20032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor

Approximate total area⁽¹⁾

1228.1 ft²
114.09 m²


Reduced headroom

14.37 ft²
1.33 m²



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



