

Willow Drive

Newhall, Swadlincote, DE11 0NW



**BEST & FINALS ON THURSDAY 2ND
MAY AT 12PM**

PROCEEDABLE BUYERS ONLY

A semi detached home ready for modernisation standing on a fantastic corner plot, offered with no upward chain having a drive, gardens, lounge/diner, kitchen, three bedrooms and a bathroom.

John German 

Situated in a popular residential location and presenting a superb opportunity for someone to renovate a property in their own style is this semi detached home standing on a corner plot with driveway and gardens together with a detached single garage.

On the ground floor the front entrance door opens into a spacious L-shaped living/dining room with window to front and patio doors out to the rear garden. Adjacent is the kitchen that has a door and window to rear.

On the first floor there are three bedrooms served by a bathroom.

The property is handily situated just a few minutes drive from Swadlincote's town centre that offers a wide range of amenities and facilities.

Note: The property is available for proceedable parties only.

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

Property construction: Traditional

Parking: Drive

Electricity supply:

Water supply:

Sewerage:

Heating:

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

Broadband type: TBC

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

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

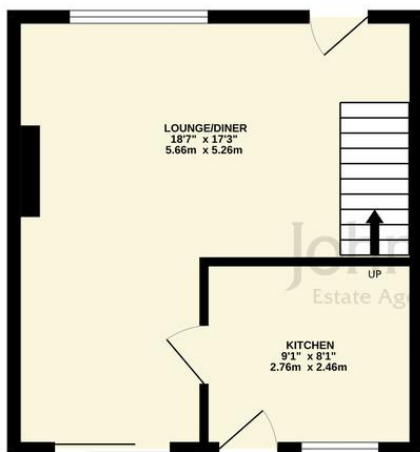
Local Authority/Tax Band: South Derbyshire District Council / Tax Band B

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

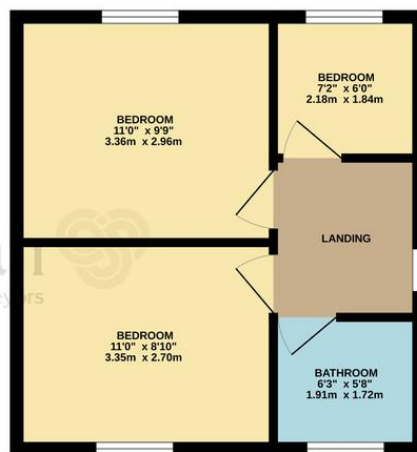
Our Ref: JGA/09042024

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
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 638 sq.ft. (59.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

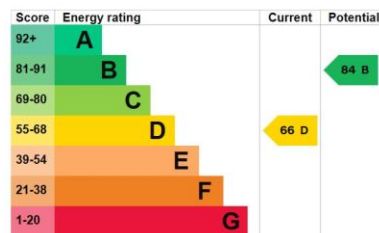
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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