

Main Street

Repton, Derby, DE65 6FB



This charming character mid-terrace cottage is set in a popular and desirable village with highlights including lounge with fireplace plus separate study, kitchen/diner, double bedroom, character bathroom and attractive garden.

No upward chain.

£185,000

John German 

Viewing is highly recommended to appreciate the charm and character on offer in this mid-terrace cottage set in the popular and desirable village of Repton, famous for its school but also with excellent transport links being just a short distance away from the A38 and A50 together with countryside walks on your doorstep. The village also has popular pubs and a shop and is well placed for the nearby centres of Burton-on-Trent, Derby, Nottingham, cathedral city of Lichfield and beyond.

Situated off an unadopted lane, the front entrance door opens into a character living room with a brick fireplace providing the focal point and the room enjoying a dual aspect with windows both front and rear, together with wood flooring.

A latch door opens into the study which provides that perfect work from home space together with extra storage created by an understairs cupboard and there is a window framing views to front.

At the heart of the home, there is a fitted kitchen equipped with a range of base and eye level units with work surfaces over, space for appliances and also enjoying a dual aspect with windows to rear and side overlooking the rear garden. There is ample space for breakfast or dining table and a door opens out to the rear garden.

To the first floor, the landing has access to a bathroom and bedroom. The generous double bedroom has built in storage with a window framing views to front and the bathroom features a character suite comprising a roll top bath with claw and ball feet, pedestal wash hand basin and WC.

To the rear, there is an attractive garden with a paved terrace ideal for outside dining and BBQ's together with a summer house and useful outhouse providing additional storage.

Buyers note: Buyers should be aware; the property is situated on an unadopted lane and a neighbouring property has a right of way across the rear for maintenance purposes.

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

Property construction: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

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

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

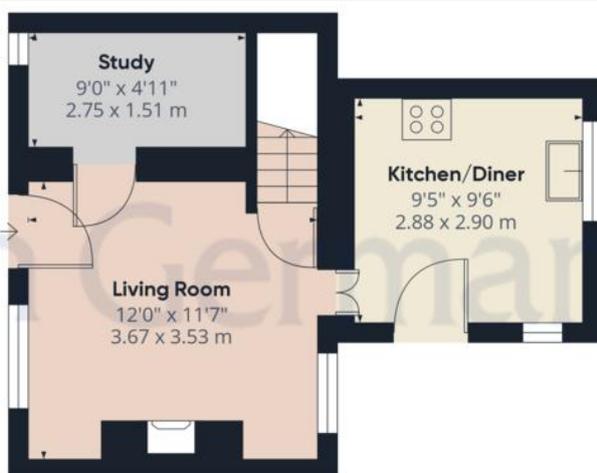
Local Authority/Tax Band: South Derbyshire District Council / Tax Band A

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

www.southderbyshire.gov.uk

Our Ref: JGA/20052024

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Ground Floor



Floor 1

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Approximate total area[®]
474.03 ft²
44.04 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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Agents' Notes

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