



john German



John German are thrilled to present this fantastic three bedroom semi-detached home, located on Coronation Street, Swadlincote. Perfectly suited for FIRST TIME BUYERS, this property combines comfortable living spaces with a DESIRABLE LOCATION, making it a great opportunity to step onto the property ladder.

£199,950

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Families will appreciate the excellent local schools, including Belmont Primary and The Pingle Academy, both within easy reach. Swadlincote is well-connected, with the A511 and A444 providing access to Burton, Ashby, Derby, and Leicester. With great transport links, plentiful amenities, and a vibrant town centre, this home is ideal for first-time buyers and young families.

The home is set behind a tarmacked driveway which provides off road parking for multiple vehicles. The sellers have created a stoned area which they currently use for further parking.

As you enter the home, you are greeted by a hallway which gives access to the living room and downstairs w/c. The living room is a fantastic size and seamlessly flows through to the kitchen/diner at the rear of the home, a great space to entertain with patio doors leading straight out to the rear garden. The kitchen features matching wall and base units with worktops over, electric eye level oven, gas hob with cooker hood above, sink and drainer, plumbing for washing machine and space for fridge freezer.

Upstairs, the property boasts three well-proportioned bedrooms, each offering ample room for a bed and furniture. The master bedroom is generously sized and has access to an en-suite which comprises of a shower enclosure, w/c and wash hand basin. The other two bedrooms then share a family bathroom, which features a bath with mixer taps, wash hand basin and w/c.

The rear garden has been recently landscaped by the current owners and is a fantastic space to entertain, mainly laid to artificial lawn and privately enclosed with wooden fencing to the perimeter. The garden also features a patio space which is laid to Indian slab stone and provides a perfect space for outdoor furniture.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive

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 B

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

Our Ref: JGA/02042025

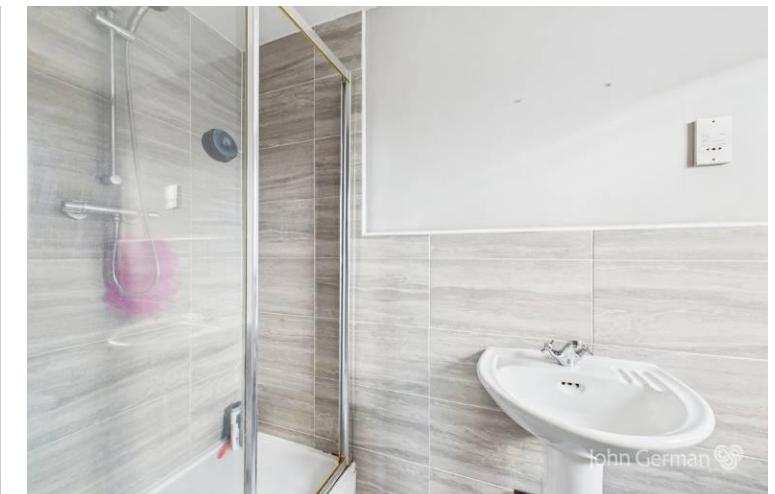
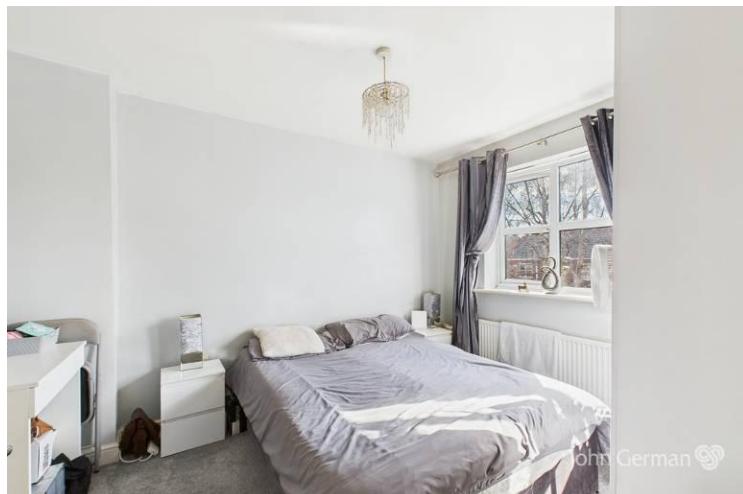
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





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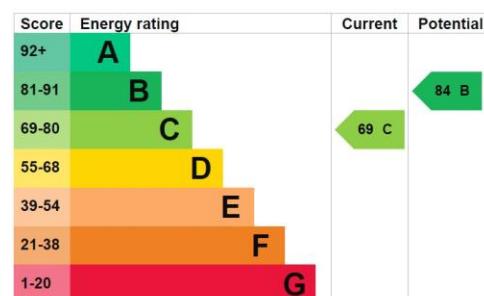
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Referral Fees

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.

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John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent