

Rosliston Road

Walton-on-Trent, DE12 8NQ

John German



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£250,000

This village home stands on a large plot with plenty of potential (subject to planning), gardens and an extensive drive. Offering a three bedroom home with two reception rooms, ready to modernise in your own style, with the advantage of no chain!

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This property stands on an amazing plot with large gardens to front and rear, together with an extensive drive, offering plenty of scope and potential, subject to planning.

The village offers a lovely location ideal for country and riverside walks, with a primary school, cricket club, popular pub The Swan and excellent transport links.

The ground floor begins with a good size entrance hall with stairs and doors leading off. The lounge has views to front and a fireplace. The second reception room is used as a dining room. There is a good size kitchen with base and eye level units, solid fuel range style cooker and space for appliances.

To the first floor, the landing has a window to side and doors off to three bedrooms and family bathroom. There are two double bedrooms and a good size single third bedroom which has a bed base over the stairwell.

Parking is plentiful with a large gravelled drive to the front, plus raised lawns and a pleasant outlook. To the rear, there is a good size garden with a timber shed, paved patio and gate to a further established lawned garden.

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

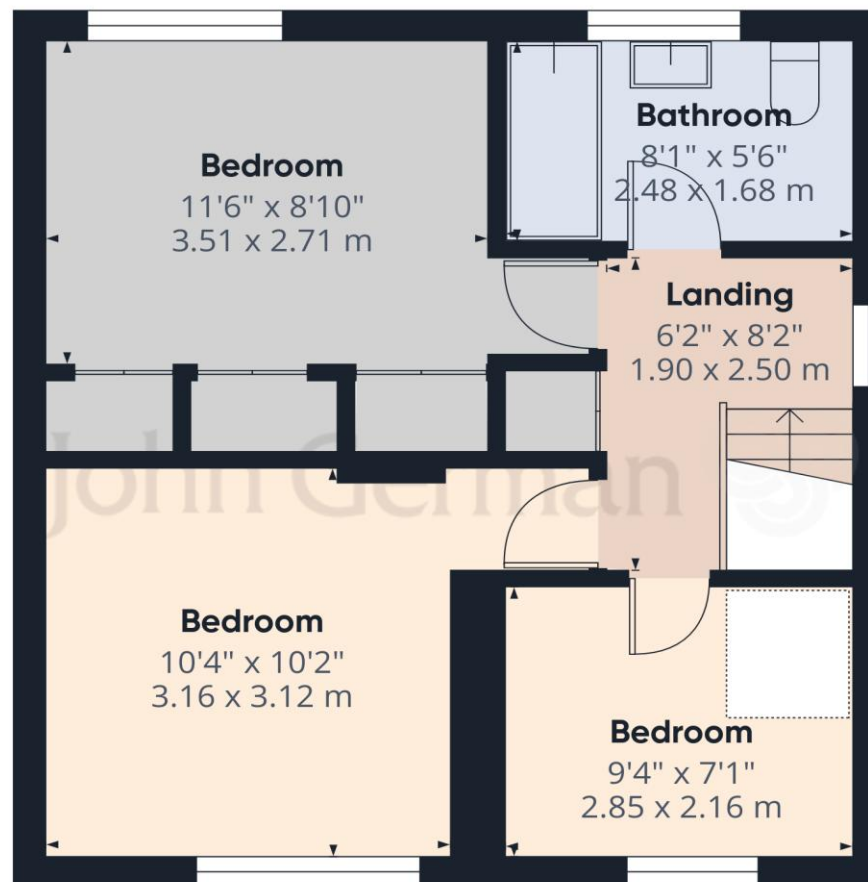
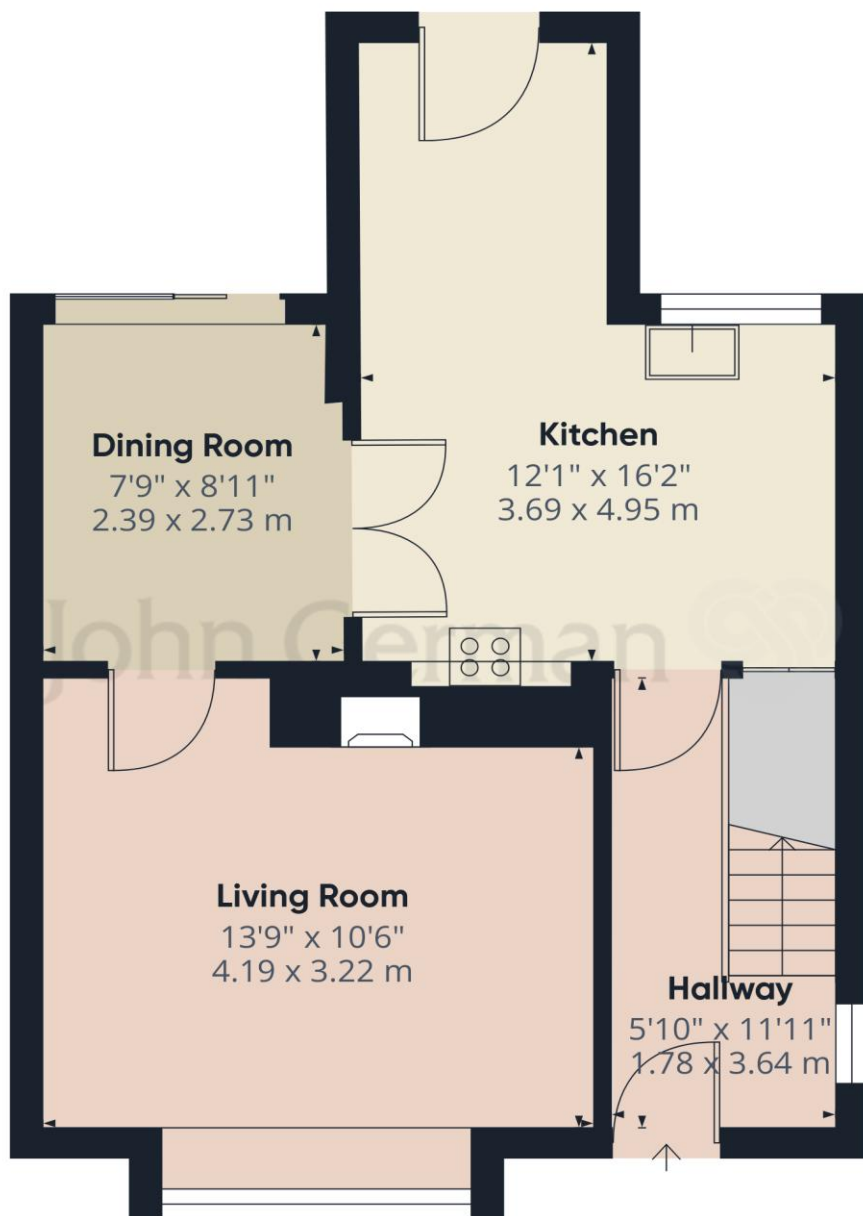
Our Ref: JGA/24112025

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Floor 1

Approximate total area⁽¹⁾

856 ft²

79.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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