

# Askew Grove

Repton, Derby, DE65 6GR

John   
German







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£350,000

Attractively refurbished throughout and ready to occupy with a quality fitted breakfast kitchen and superb bathroom being well situated in Repton, offered with no upward chain.



Repton offers an excellent range of amenities including a post office, butchers, convenience store, beautiful church, active village hall, dentist popular public inns and eateries. It is also well known for its public school alongside St Wystans Primary School. It is well placed for the nearby A50 and A38 linking Birmingham, Nottingham, Lichfield, Stoke on Trent and Derby.

**Accommodation** - A PVC double glazed entrance door leads directly into the entrance hallway which has extensive built in cloaks cupboards and storage. Off this is the spacious lounge having a marble fireplace with inset living flame gas fire and door leading off to the side.

From the lounge an inner hall serves the breakfast kitchen which has been attractively refitted with a stylish range of contemporary base and wall cupboards surmounted by marble effect worktops with matching splash backs, inset electric hob with matching electric fan oven, further appliance spaces and an inset composite one and a half bowl sink with mixer tap. An airing cupboard houses the hot water cylinder and there is tiling to the floor.

To the rear of the property there are two excellent bedrooms together with bedroom three/dining room having patio doors leading out to the garden.

The bathroom has been newly refurbished having an oval freestanding bath with chrome mixer tap and shower attachment, wash hand basin with storage below, WC, tiled floor and heated towel rail.

To the front of the property is a broad block paved driveway and display borders leading to the attached single garage having an up and over door, power, light and a rear pedestrian door. Gated side access leads to the attractive and private enclosed garden with extensive patio areas, lawns, borders and shrubs together with a useful timber garden shed.

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

**Property construction:** Traditional

**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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

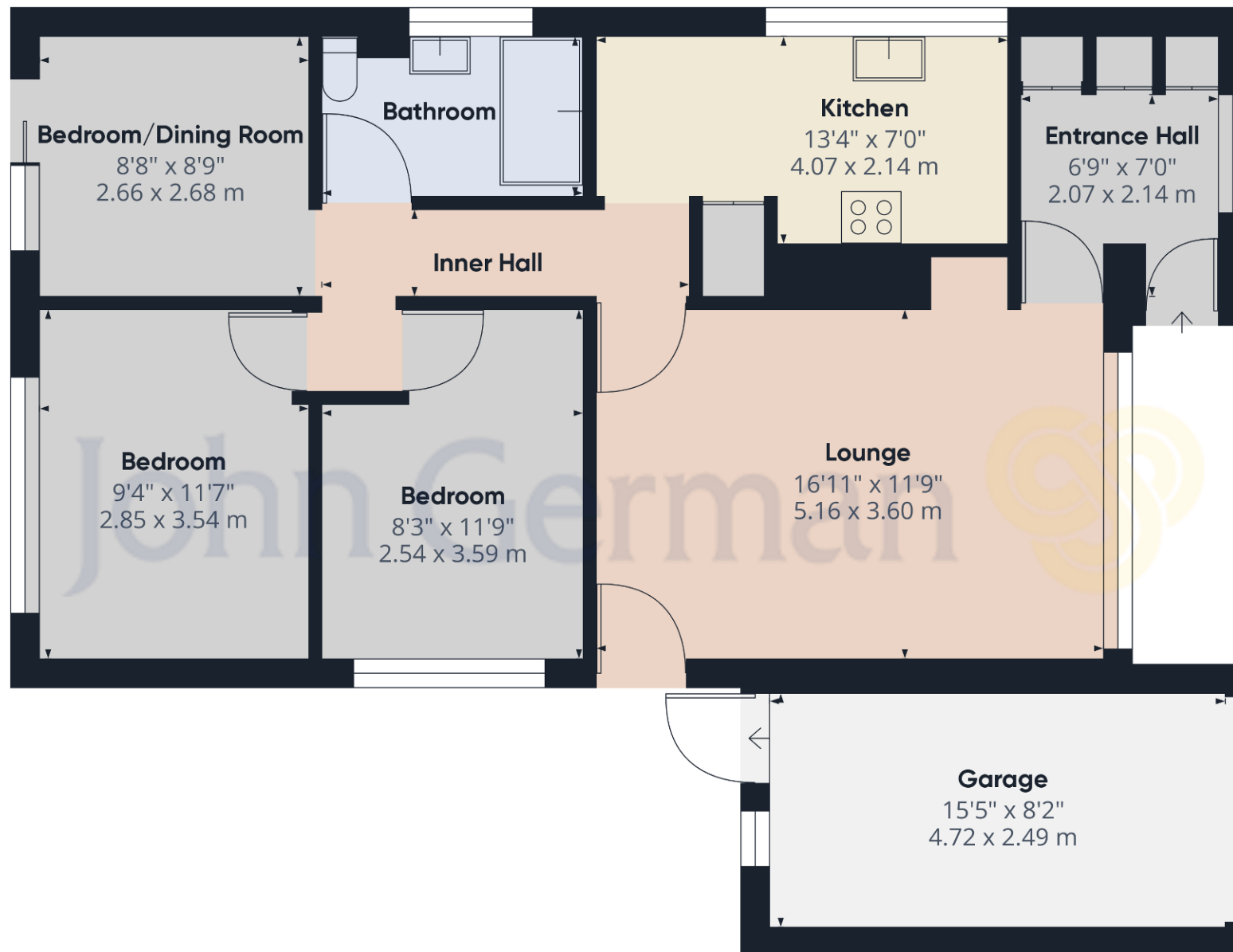
**Our Ref:** JGA/24042024

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Approximate total area<sup>(1)</sup>

868.31 ft<sup>2</sup>

80.67 m<sup>2</sup>

(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.

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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	63 D	
39-54	E		
21-38	F		
1-20	G		

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  
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JohnGerman.co.uk Sales and Lettings Agent



