

Coton Road

Walton-on-Trent, Swadlincote, DE12 8NL



Situated on the edge of this National Forest village with a pleasant front aspect offering 3 bedrooms and 2 bathrooms sold with the advantage of no upward chain and early vacant possession.

£240,000

John German

The property is accessed from a side canopy porch with PVCu double glazed entrance door into the hall having a tiled floor and stairs off.

To the front is a good sized lounge with laminate flooring and feature stone fireplace together with bow window overlooking the frontal aspect.

To the other side of the hall is a ground floor bathroom equipped with a corner bath in tiled surround with shower over, pedestal wash hand basin, WC and tiled flooring.

Further to this is a fitted kitchen with a range of base, wall and upright units surmounted by worktops with 1.5 bowl composite sink and mixer tap having tiled splash backs, appliance spaces, laminate flooring and two useful built in storage cupboards. A rear door opens into a sun lounge which has a laminate floor and a PVCu double glazed door in turn into a utility which has plumbing for an automatic washing machine and wash basin together with a double glazed door to the rear garden.

To the first floor the landing has loft access in which is housed the gas fired boiler. Bedroom one lies to the front and is a good sized double with built in wardrobe whilst there are two further bedrooms at the rear alongside a shower room which has a corner tiled shower in glazed enclosure, low level WC, vanity unit with storage above and below having an inset wash basin and a chrome heated towel rail.

The property sits behind an attractive and mature fore garden having a good sized drive to the side providing parking for several vehicles leading to a detached single garage and storage shed.

The enclosed rear garden enjoys lovely countryside views and has a patio area, rockery and gravel areas surrounded by mature shrubbery.

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

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 C

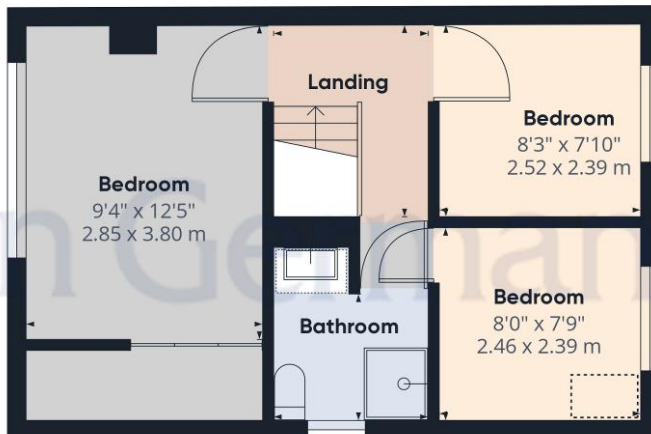
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11062024

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



Floor 1

John German

Approximate total area⁽¹⁾

871.44 ft²
80.96 m²

Reduced headroom

4.61 ft²
0.43 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92R)

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

GIRAFFE360





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 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

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

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