

The Green

Willington, Derby, DE65 6BP



A charming village cottage, beautifully presented throughout and ready to move into with canal side walks close by together with a stylish open plan living/dining/kitchen, two bedrooms, shower room and gardens. Handy for all the village amenities.

£190,000



John German

Located at the heart of this sought after Derbyshire village of Willington is this beautifully presented and charming mid terrace cottage ready for a buyer to move into and enjoy. Willington has a choice of popular pubs, Co-op store, fish and chip shop, train station in easy walking distance and excellent access to the A38 and A50. This property really does have plenty to offer.

Outside, the property has a lovely lawned front garden with timber shed providing storage.

The front entrance door opens into a superb open plan ground floor layout featuring a spacious living area with brick chimney breast and electric stove providing the focal point, a dining area and a smart fitted kitchen area. The kitchen is equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor. A window frames views to rear with a stable door opening out.

To the first floor, the landing has doors leading off to two bedrooms. The master is a generous double with useful built in storage cupboard and window framing views to front, while bedroom two is a comfortable single. Both bedrooms share a Jack and Jill style refitted shower room with shower cubicle, vanity wash hand basin with cupboards providing useful storage under, close coupled WC, spotlights and window to rear.

This property offers a perfect first time buy or cosy village cottage for somebody to downsize to. It is currently being used as a successful Airbnb business, making this perfect for a multitude of different buyers.

The property is positioned just off the carpark for The Dragon where there is a paved path leading to the entrance door, which is shared by other neighbouring cottages.

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

Property construction: Standard

Parking: No parking

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

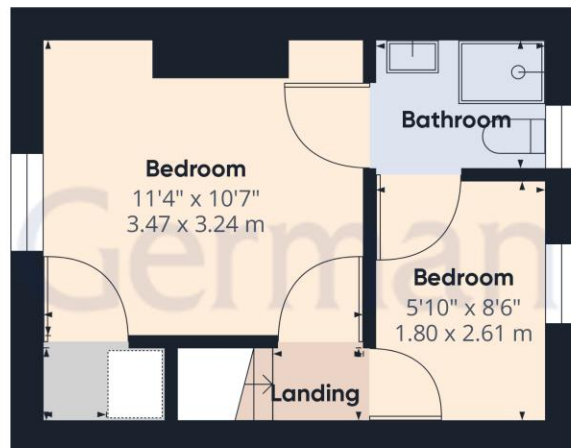
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/13062024

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⁾

442.33 ft²
41.09 m²

Reduced headroom

11.9 ft²
1.11 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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		90 B
69-80	C	74 C	
55-68	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