

High Street

Newhall, Swadlincote, DE11 0HU



A converted barn which is situated within the heart of Newhall and is linked detached with private parking, carport and small courtyard style rear garden.

£235,000



John German 

An enclosed porch opens to a sitting room which is particularly well proportioned with a cast gas fire (we cannot confirm if this is in working order) and is dual aspect.

There is a ground floor bedroom with a WC off having a WC and wash basin.

The kitchen has a stainless-steel sink and drainer, cupboards and wall mounted gas boiler. A further area of the kitchen leads to the bathroom which has WC, pedestal wash basin and shower.

The first floor has loft space which in turn leads to a bedroom having a side window and WC off with wash basin and WC.

Outside, there is parking for three/four giving access to a carport and a side path leading to a small, enclosed courtyard style garden.

The property is situated in the popular area of Newhall which is a short distance away from Swadlincote with its range of amenities, and has excellent commuter links with easy access to Burton on Trent and the M42.

Agents notes:

-The property is approached via an unadopted track which has shared pedestrian access with neighbouring properties but only vehicular access for number 60b High Street.

-The property is situated in a previously mined area.

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

Property construction: Traditional

Parking: Drive & carport

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

<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

www.southderbyshire.gov.uk

Our Ref: JGA/15072024

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Agents' Notes

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