

Harbin Road

Walton-on-Trent, Swadlincote, DE12 8NG



Located in the sought-after village of Walton, this spacious three-bedroom semi-detached home on Harbin Road offers over 1,100 sq. ft. of living space, including a large garage and generous bedrooms. While in need of modernisation, it presents an excellent opportunity for buyers seeking potential.

£200,000

John German

Situated in the desirable South Derbyshire village of Walton-on-Trent, this semi-detached home offers an exciting opportunity for modernisation. The village boasts a popular primary school, lies within the renowned John Taylor catchment, and enjoys excellent transport links via the A38 to Lichfield, Burton-on-Trent and beyond.

The property features a spacious driveway with potential for further extension across the garden. The large garage, accessible from the front via electric roller doors, is fully equipped with power and lighting. Its ample size comfortably accommodates a car.

Upon entering the home, stairs lead to the first-floor landing, while an internal door opens into the spacious living room/diner. Running the full length of the property, this dual-aspect room features a bay window at the front and sliding doors at the rear, opening to the conservatory. The conservatory also includes sliding doors, providing access to the rear garden.

The home flows seamlessly into the kitchen, which extends towards the front of the property and includes a versatile additional area. The kitchen is fitted with wall and base units, worktops, a freestanding gas cooker, and plumbing for both a washing machine and dishwasher. An internal door provides convenient access to the garage.

To the first floor landing, you will find three generous sized bedrooms, two of which could comfortably fit a double bed. The three bedrooms share a family bathroom which features a bath with mixer taps, shower enclosure, wash hand basin and w/c.

The rear garden features low-maintenance artificial lawn, enclosed by wooden fencing for privacy. Additionally, there is ample space for a shed.

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 & garage

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/>

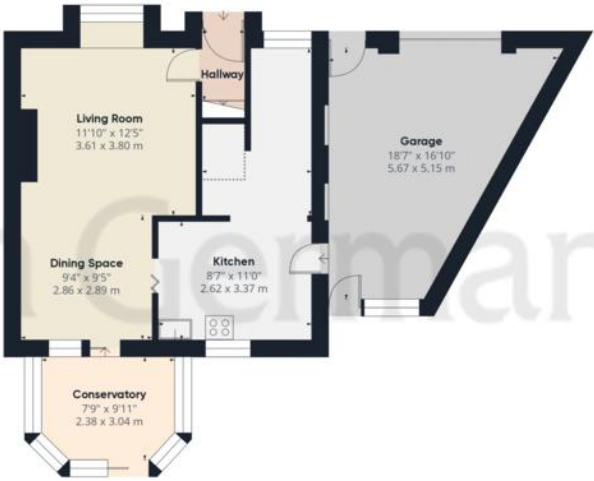
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band B

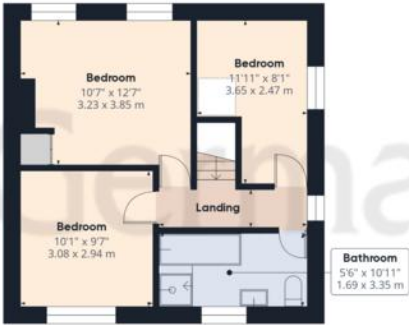
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/13012025

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Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
1146.79 ft²
106.54 m²

Reduced headroom
11.5 ft²
1.07 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

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 APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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