Westwood Park

Newhall, Swadlincote, DE11 ORS



John German



NO UPWARD CHAIN - Offering an ideal first time buy or family home is this semi detached home set in a popular location, ready to put your own stamp on with a drive, detached garage, spacious lounge, kitchen/diner, three bedrooms and bathroom.

£157,000





Situated in a popular residential location in Newhall is this semi detached home offering an ideal first time buy or for a family. Offered to the market with no upward chain.

A side driveway provides plenty of off road parking and access down to the garage. The house sits behind a front garden and has a side door into the hall that in turn leads to the spacious lounge with large front facing window, stairs to the first floor and a focal point fireplace.

At the heart of home is a spacious kitchen/diner equipped with a range of base and eye level units, work surfaces plus an integrated oven, hob and extractor hood along with space for further appliances. A window and door opens into a lean to that needs some attention, which has a door to the rear garden.

On the first floor are three bedrooms sharing the family bathroom having a white suite comprising panel bath, pedestal wash hand basin and WC.

The rear garden currently has paving and planted beds and offers potential to landscape further.

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 Electricity supply: Mains Water supply: Mains

Sewerage: Mains Heating: Mains gas (Purchasers are advised to satisfy thems elves as to their suitability). Broadband type: Not currently connected See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: South Derbyshire District Council /Tax Band B

Useful Websites:

www.gov.uk/government/organisations/environment-agency Our Ref: JGA/02052025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

















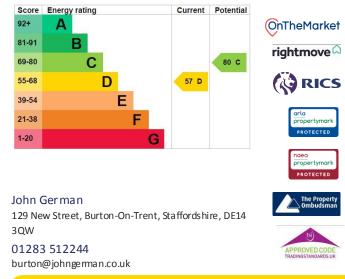


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our siles details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



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