

# Orchard Way

Measham, Swadlincote, DE12 7JZ



A beautifully presented, spacious and light home, situated in a highly popular residential development, with new bathroom, large garden and off-road parking for two vehicles.

**Offers In Excess Of £180,000**



**John German** 

This property would make an ideal purchase for first time buyers, professional couples or those wishing to downsize.

The property is located on a quiet road and within easy reach of a range of local amenities including two well regarded primary schools, Measham Leisure Centre, convenience stores, pubs, restaurants and takeaways. There are plenty of green spaces in and around the village to enjoy walking or cycling.

Public transport is well catered for by regular bus service while commuter access to the M42 is excellent.

In brief, the accommodation comprises; two bedrooms, family bathroom, lounge and kitchen/diner.

Externally, the garden is of excellent size and beautifully planted with mature borders and a lovely paved patio seating area which makes the most of the sunny southerly aspect. To the front, two cars can comfortably fit in the parking area belonging to the property.

**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:** 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/>

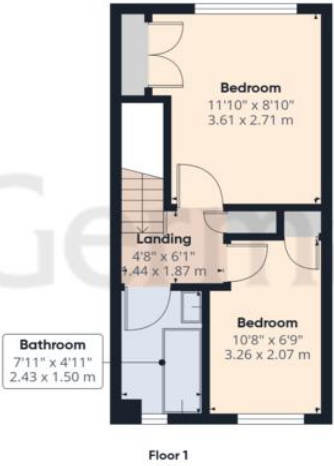
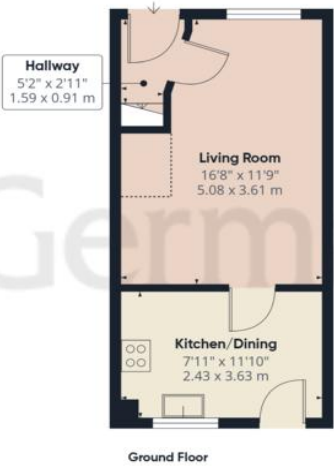
**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/13052025

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John German

Approximate total area<sup>®</sup>  
554 ft<sup>2</sup>  
51.4 m<sup>2</sup>  
  
Reduced headroom  
11 ft<sup>2</sup>  
1 m<sup>2</sup>

(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		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria  
propertymark  
PROTECTED

naea  
propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS UK

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## Agents' Notes

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