



Main Street, Repton, Derby



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£200,000



Key Features

- Traditional Semi Detached Cottage
- Popular Village Location
- Immediate Vacant Possession
- In Need Of Improvement
- Gas Central Heating & Upvc Double Glazing
- Large Rear Garden
- EPC rating D
- Freehold





Situated on the fringe of this highly desirable village, this semi detached cottage whilst in need of some degree of improvement the home offers great potential and provides accommodation which in brief comprises: front sitting room, lobby, re-fitted kitchen, rear entrance lobby and ground floor bathroom. On the first floor a landing leads to three bedrooms. Outside is a large rear garden with an abundance of specimen trees and shrubs with an array of useful timber framed workshops and stores, most with electric power and light.

Front Sitting Room 3.4m x 3.5m (11'2" x 11'6")

with Upvc half obscure double glazed door to front, double glazed window to front, one central heating radiator, feature stone chimney breast

Lobby

With useful under stairs cupboard

Refitted Kitchen 3.4m x 2.4m (11'2" x 7'11")

With a good range of fitted modern base & wall mounted units, stainless steel sink & drainer, Upvc double glazed window to rear, built in double oven & four ring gas hob

Lobby

with back door & fitted airing cupboard

Bathroom

with fitted cornflower blue three piece suite comprising panel bath, pedestal wash hand basin & low level w.c, extensive tiling to walls, fitted electric shower over bath

On the first floor

Landing

Leading to

Front Bedroom 3.4m x 3.5m (11'2" x 11'6")

with double glazed window to front, one central heating radiator & over stairs store

Bedroom Two 2.6m x 2.4m (8'6" x 7'11")

with double glazed window to rear, one central heating radiator

Bedroom Three 2.85m x 2.35m (9'5" x 7'8")

with double glazed window to rear, one central heating radiator

Outside

Outside is a large rear garden with an abundance to specimen trees & shrubs together with an array of useful timber framed workshops & stores, most with electric power & light.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

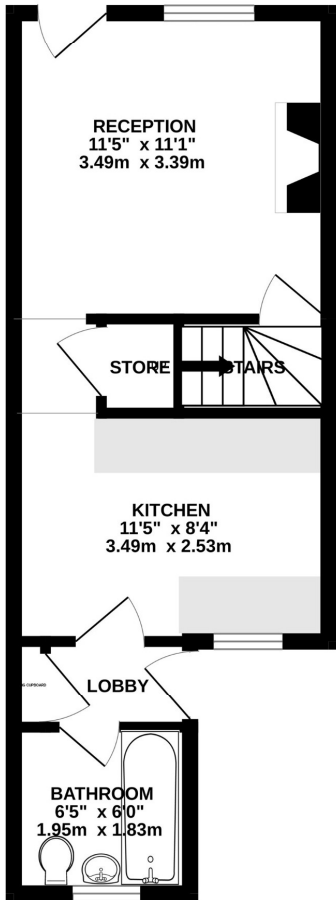
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

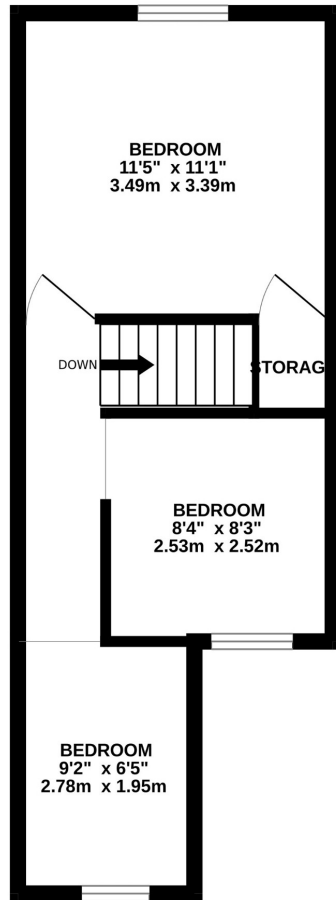
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.

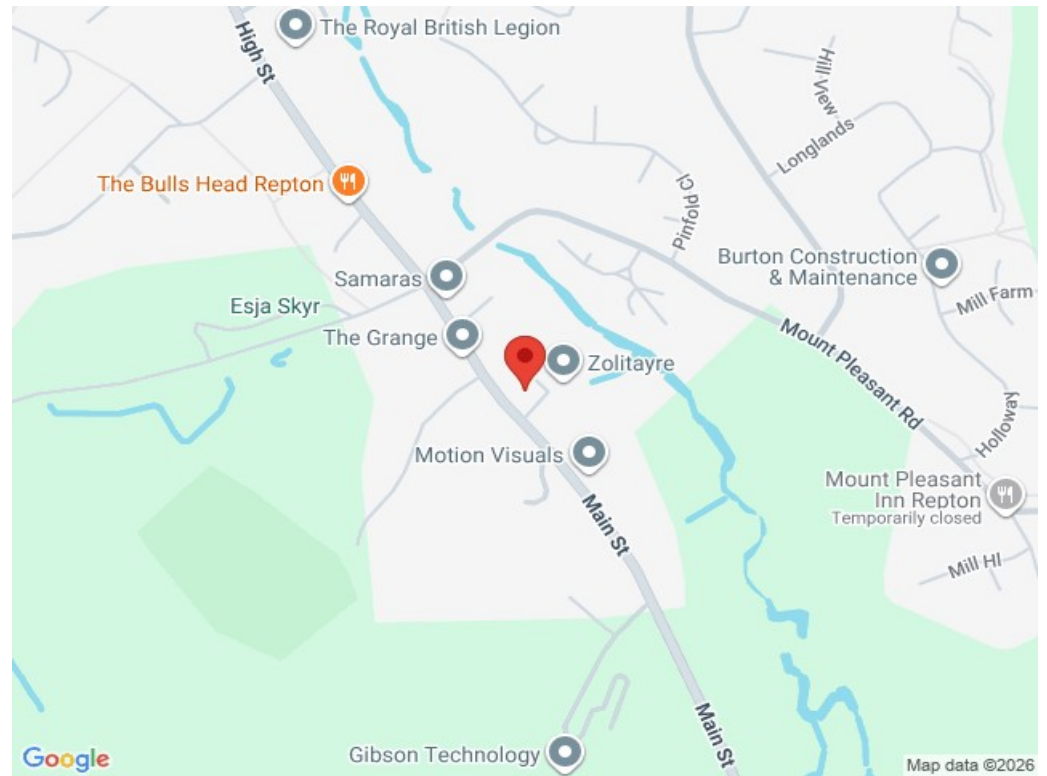


1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs:			
England & Wales		EU Directive 2002/91/EC	

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