

Leicester Road

Measham, Swadlincote, DE12 7JG



Traditional end-terrace home in the popular village of Measham, offered with no upward chain and excellent potential for personalisation. Two bedrooms, through lounge/diner, kitchen, ground-floor bathroom, paved frontage with possible small-car parking and generous rear gardens.

£125,000

John German

A traditional end-terrace home situated within the popular village of Measham, offered for sale with no upward chain and providing an excellent opportunity for buyers looking to personalise and improve a property to their own taste. The paved frontage also offers the possibility of parking a small car. No upward Chain.

Measham is a popular and well-established village situated in the heart of the National Forest, offering a good range of everyday amenities including shops, pubs, cafés and local services. The village is ideally placed for access to Ashby-de-la-Zouch, Burton upon Trent and Tamworth, with excellent road links to the A42 and M42. The surrounding countryside also provides plenty of opportunities for walking, cycling and enjoying the outdoors.

Accommodation

UPVC entrance porch leads into the through lounge and dining room, a well-proportioned open-plan space featuring dual-aspect windows, two radiators and useful under-stairs storage. A rear-facing window overlooks the generous rear gardens, while half-glazed double doors open into the kitchen.

The kitchen is fitted with a range of base and wall-mounted cabinets, roll-edge work surfaces and an inset sink, together with a radiator and access into the ground-floor bathroom. The bathroom is fitted with a WC, wash hand basin, panel bath and plumbing for a washing machine, with full-height tiling and radiator. Stairs lead off to the first floor.

To the first floor are two bedrooms. The front bedroom benefits from a front-facing window, while the rear bedroom enjoys views over the gardens and incorporates a useful built-in cupboard housing the gas-fired central heating boiler.

Externally, the property enjoys generous rear gardens with gated side access, providing plenty of scope for landscaping and creating an attractive outdoor space. They are laid to lawn have brick storage outbuilding.

Agents notes: The property is located in an ex-mining area.
The vendor is a relative of a John German employee.
It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: On road
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
Our Ref: JGA/21082026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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 oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling 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.

Referral Fees

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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