

Main Street

Repton, Derby, DE65 6FB



This charming character mid-terrace cottage is set in a popular and desirable village, with highlights including lounge with fireplace, separate study, modern fitted breakfast kitchen, double bedroom, character bathroom and attractive garden. No upward chain.

£195,000

John German 

Viewing is highly recommended to appreciate the charm and character on offer in this mid-terrace cottage, set in the popular and desirable village of Repton, famous for its school. There are excellent transport links, being just a short distance away from the A38 and A50, together with countryside walks on your doorstep. The village also has popular pubs and a shop and is well placed for the nearby centres of Burton-on-Trent, Derby, Nottingham, cathedral city of Lichfield and beyond.

Situated off an unadopted lane, the front entrance door opens into a character living room with a brick fireplace providing the focal point. The room enjoys a dual aspect with windows to both front and rear, together with wood flooring.

A latch door opens into the study which provides that perfect work from home space, with extra storage created by an understairs cupboard and a window to front.

At the heart of the home, there is a fitted kitchen equipped with a range of base and eye level units with work surfaces incorporating a breakfast bar and space for appliances. The room enjoys a dual aspect with windows to rear and side overlooking the rear garden and a door opening out to the rear garden.

To the first floor, the landing has access to a bathroom and bedroom. The generous double bedroom has built-in storage with a window framing views to front. The bathroom features a character suite comprising a roll top bath with claw and ball feet, pedestal wash hand basin and WC.

To the rear, there is an attractive garden with a paved terrace ideal for outside dining and BBQ's, together with a summer house and useful outhouse providing additional storage.

Buyers should be aware the property is situated on an unadopted lane and a neighbouring property has a right of way across the rear for maintenance purposes.

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: On road

Electricity supply: Standard

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 A

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

Our Ref: JGA/08062026

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.



John German

Approximate total area[®]
42.9 m²
460 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German

129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244

burton@johngerman.co.uk

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

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent