



Tithebarn Drive, Overseal, Swadlincote,
Derbyshire



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£155,000



Key Features

- Fabulous One Bedroomed Town House
- Lovely Position On This Select Cameron Homes Development
- Ideal Low Maintenance Home
- Upvc Double Glazing & Gas Fired Central Heating
- Allocated Parking
- Enclosed Garden
- EPC rating B





Accommodation In Detail

Open Canopied Entrance

having Upvc composite entrance door with obscure visibility light leading to:

Entrance Hall 2.08m x 2.91m (6'10" x 9'6")

having ceramic tiling to floor, staircase rising to first floor, useful understairs storage cupboard, one central heating radiator and fitted smoke alarm.

Ground Floor Bedroom 4.9m x 2.7m (16'1" x 8'11")

having Upvc double glazed windows to front and side elevations, two central heating radiators and range of built-in mirrored double wardrobes.

Ground Floor Bathroom

having suite comprising panelled bath with fitted thermostatically controlled shower over, pedestal wash basin, low level wc, ceramic tiling to floor, full tiling complement around bath area, one central heating radiator and fitted extractor vent.

On The First Floor

Landing

having one central heating radiator.

Large Open Plan Living Dining Kitchen 4.9m x 3.82m (16'1" x 12'6")

featuring:

Kitchen Area 2.33m x 3.83m (7'7" x 12'7")

having a lovely array of fitted mink coloured base and eye level units with complementary rolled edged working surfaces, stainless steel Zanussi four ring gas hob with stainless steel extractor over and oven under, integrated washing machine and fridge/freezer, low intensity spotlights to ceiling, Upvc double glazed window to side elevation, access to loft space and ceramic tiling to floor.

Living Dining Area 3.83m x 2.56m (12'7" x 8'5")

having Upvc double glazed window to front elevation, ceramic tiling to floor, one central heating radiator, and useful overstairs store/boiler cupboard providing useful storage and housing the fitted Worcester condensing combi gas fired central heating boiler.

Outside

There is a defined parking area for one vehicle. To the side of the property is a garden area which features walling and timber fencing and is generally laid to lawn.

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.

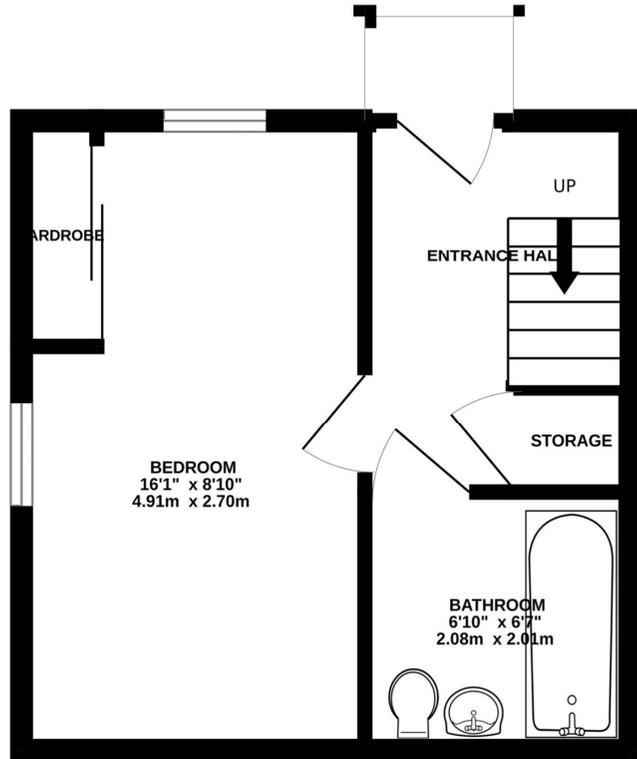
Note

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.

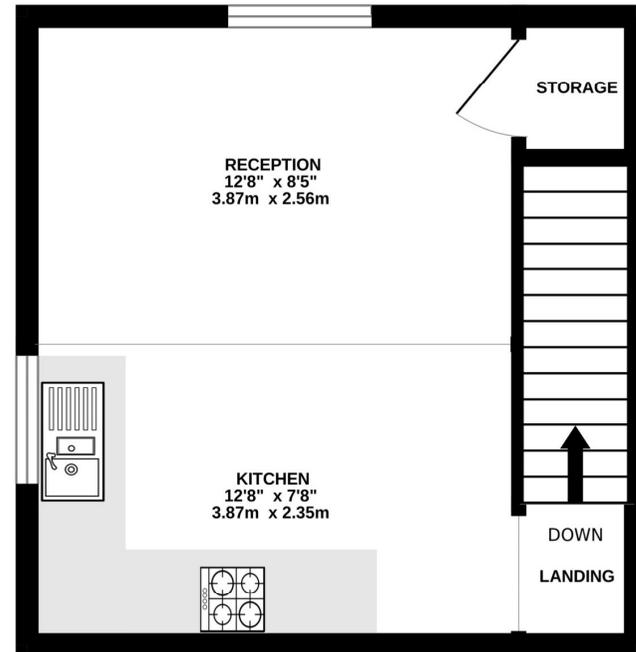
Situated upon this lovely select development this almost new one bedroomed town house can only really be appreciated by a detailed internal inspection. In brief the accommodation comprises:

- open canopied entrance, spacious entrance hall, large double bedroom with dual aspect windows and built-in wardrobes, ground floor bathroom with modern white suite and on the first floor a landing area leads to a fabulous open plan living dining kitchen, the kitchen area having integrated appliances. There is a pleasant enclosed garden and defined allocated parking.

GROUND FLOOR
263 sq.ft. (24.4 sq.m.) approx.

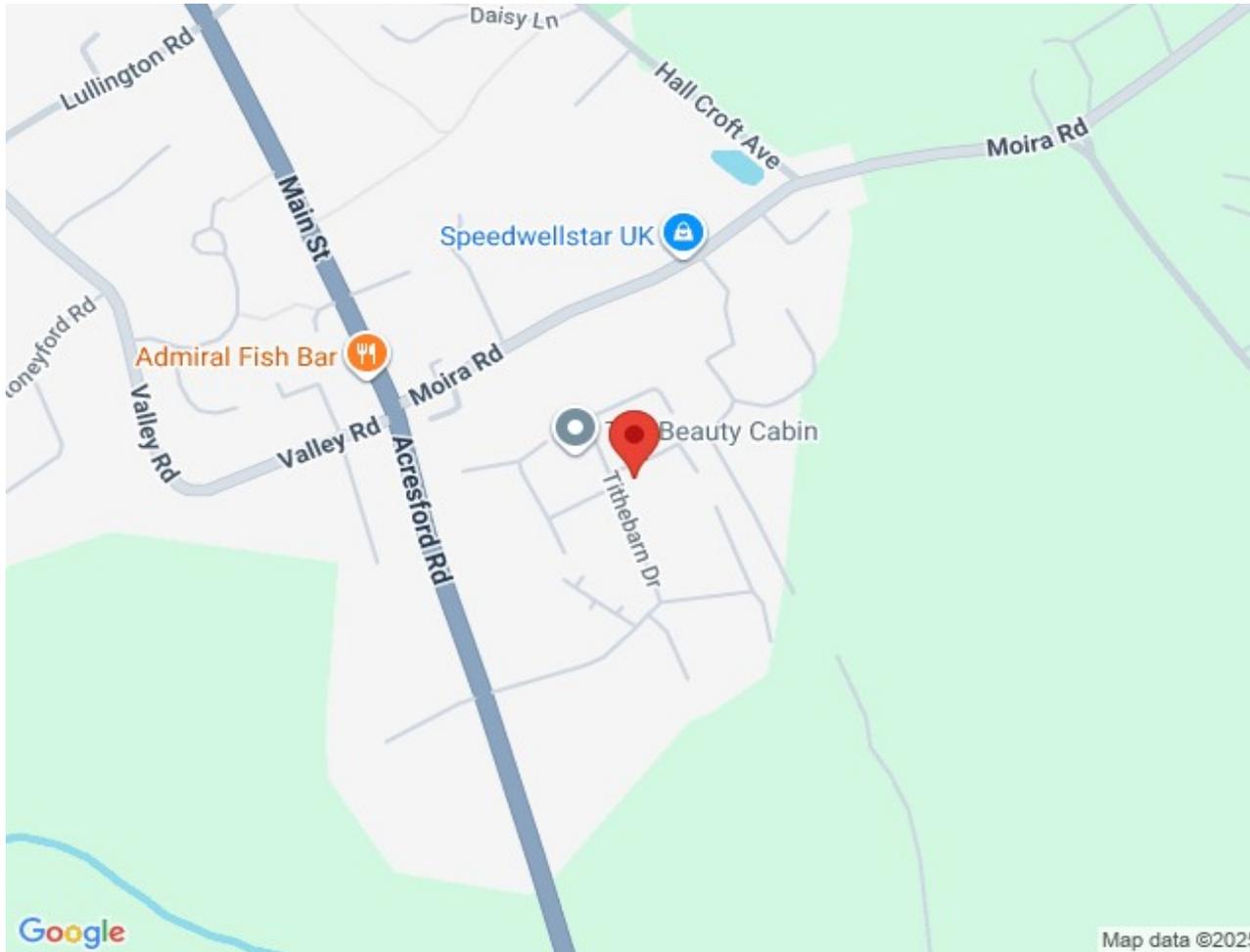


1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.9 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		98
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		