ABODE
SALES & LETTINGS

Ealand Street, Rolleston-On-Dove, DE13 9AY

Asking Price £250,000



https://www.abodemidlands.co.uk







A beautifully presented two-bedroom home, offering well-maintained accommodation throughout together with a private rear garden, single garage and generous off-road parking. Positioned within the sought-after village of Rolleston-on-Dove, this home is ideally suited to first-time buyers, downsizers or investors looking for a property ready to move straight into.

ABODE
SALES & LETTINGS

Accommodation

The accommodation begins with an entrance hallway providing access to the staircase and a useful guest cloakroom. To the front of the property is a fitted kitchen featuring a range of matching wall and base units with complementary work surfaces, integrated oven, gas hob with extractor over, inset sink and space for further appliances. To the rear, the spacious lounge/diner offers an excellent living and entertaining space with French doors opening directly onto the rear garden, allowing plenty of natural light to fill the room.

The first floor landing gives access to two well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes, whilst the second bedroom provides a versatile space suitable as a guest room, nursery or home office. Completing the accommodation is a modern shower room, fitted with a large walk-in shower, vanity wash hand basin, low-level WC, heated towel rail and contemporary tiled walls.

Outside, the property enjoys an enclosed rear garden comprising a paved patio seating area leading onto a lawn with established shrub borders and gated side access. To the side of the property is a generous driveway providing ample off-road parking, leading to a single garage.

Situated within the ever-popular village of Rolleston-on-Dove, the property is conveniently placed for a range of local amenities including shops, pubs, schools and scenic countryside walks, whilst offering excellent transport links into Burton upon Trent, Derby and the A38.






ABODE




ABODE


ABODE




ABODE







AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


ABODE


ABODE


ABODE


ABODE

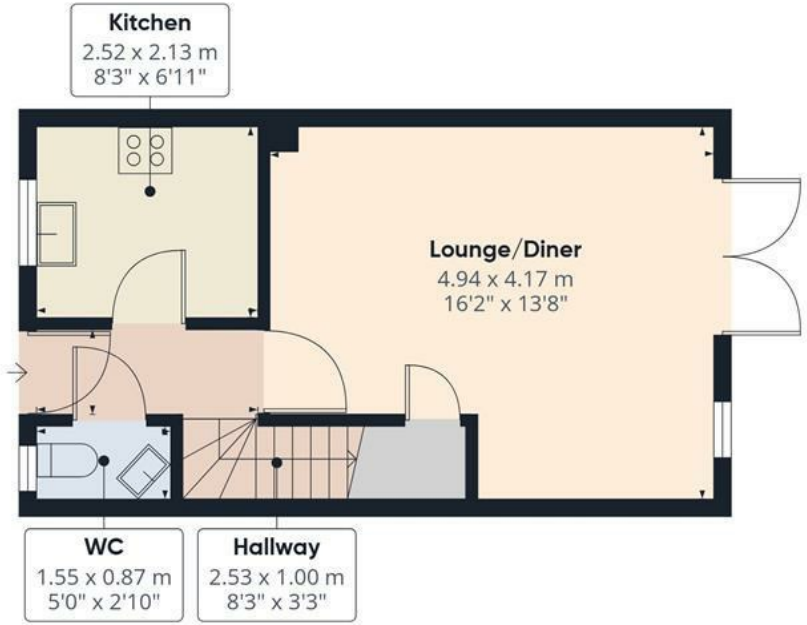

ABODE


ABODE

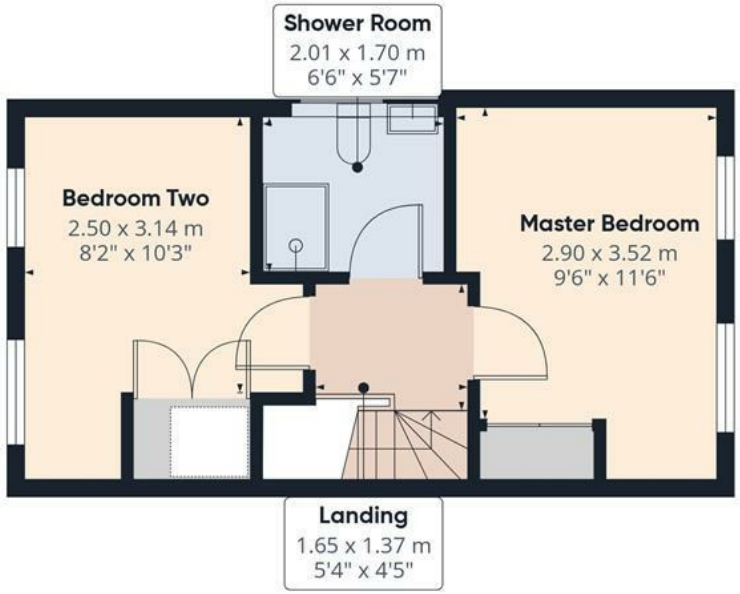








Floor 0



Floor 1



ABODE

Approximate total area(1)

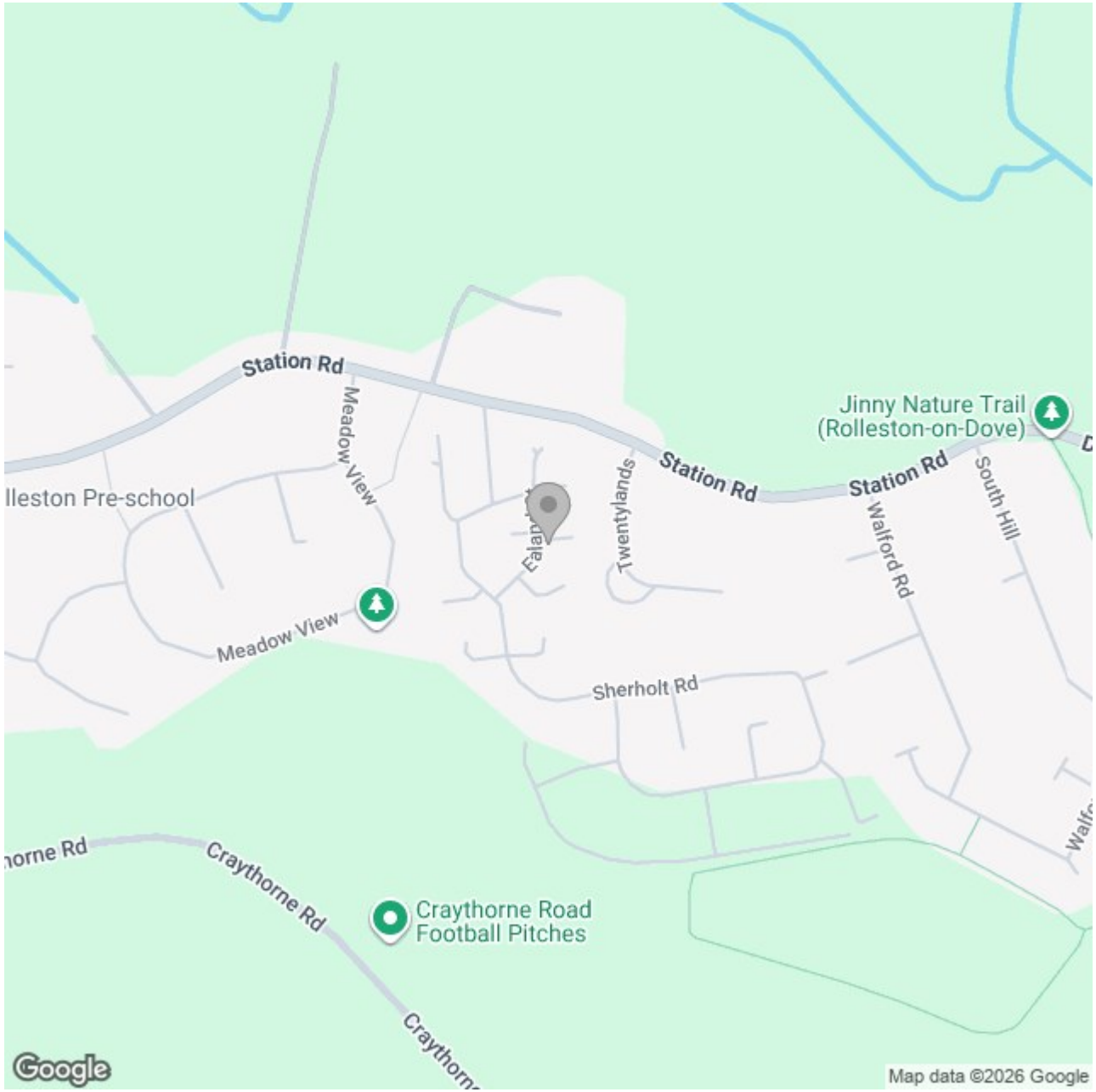
58 m²

624 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.