



Oversetts Road, Newhall, Swadlincote,  
Derbyshire



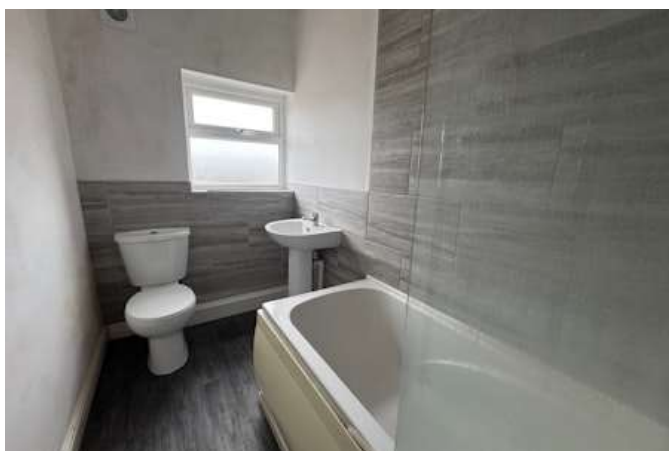
£129,950



## Key Features

- Mid Terraced Home
- Three Well Proportioned Bedrooms
- No Upward Chain
- Two Reception Rooms
- Close To Local Amenities
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this three bedroomed mid terraced home offered to the market with immediate vacant possession. Having a great sized rear garden this property is ideal for first time buyers, small families or investors. In brief the accommodation comprises: - lounge, dining room, kitchen, cellar and on the first floor a landing leads to three bedrooms and family bathroom. Outside there is a number of outbuildings for storage and a good sized garden ideal for entertaining.

### Accommodation In Detail

Frosted Upvc double glazed door leading to:

#### Living Room 4m x 3.63m (13'1" x 11'11")

having electric fire with tiled hearth and wooden surround, media points, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

#### Inner Lobby

leading to small cellar.

#### Small Cellar

having consumer unit, electric meter, storage and lighting.

#### Dining Room 4m x 3.76m (13'1" x 12'4")

having carpet to floor, one central heating radiator, staircase rising to first floor and Upvc double glazed window to rear elevation.

#### Kitchen 2.3m x 3.05m (7'6" x 10'0")

having range of base and wall mounted units, wood effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, electric oven, four ring electric hob with extractor over, space for washing machine and fridge/freezer, tiled splashback, gas fired combination boiler, one central heating radiator, Upvc double glazed window to side elevation and Upvc double glazed door to side.

### On The First Floor

#### Landing

leading to:

#### Bedroom One 3.53m x 3.66m (11'7" x 12'0")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Two 1.97m x 3.66m (6'6" x 12'0")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Three 1.94m x 3.76m (6'5" x 12'4")

having built-in overstairs storage cupboard, further built-in cupboard, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

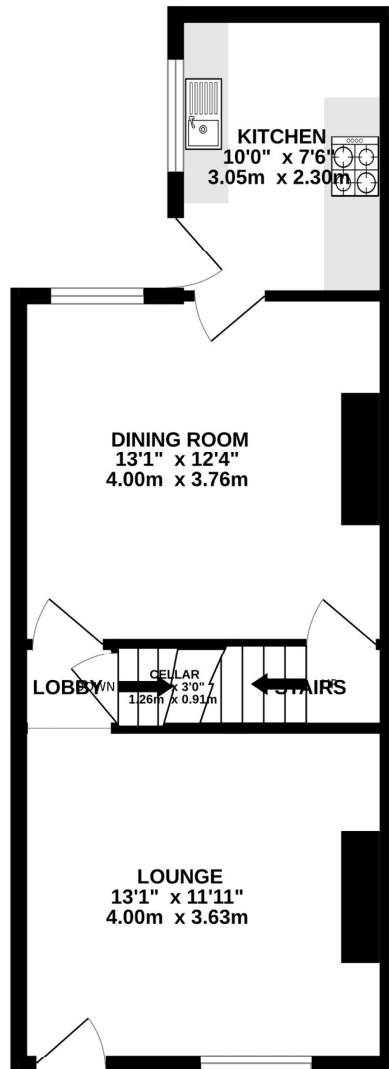
#### Bathroom 1.48m x 2.79m (4'11" x 9'2")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome shower over, glass shower screen, tiling to wet areas, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

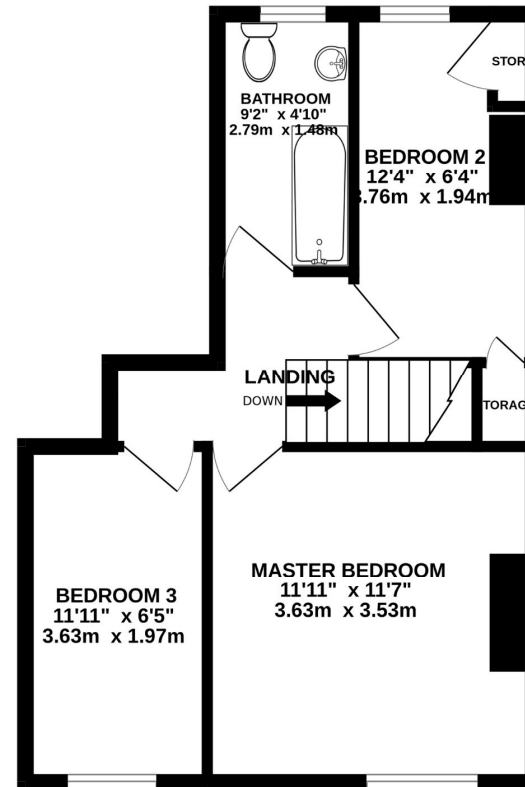
#### Outside

To the front of the property is a courtyard style fore garden, handy to store bins. The entryway leads to the rear garden where there is a good sized patio area and the rest of the garden is mainly laid to lawn. There is a number of outbuildings ideal for storage.

GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.

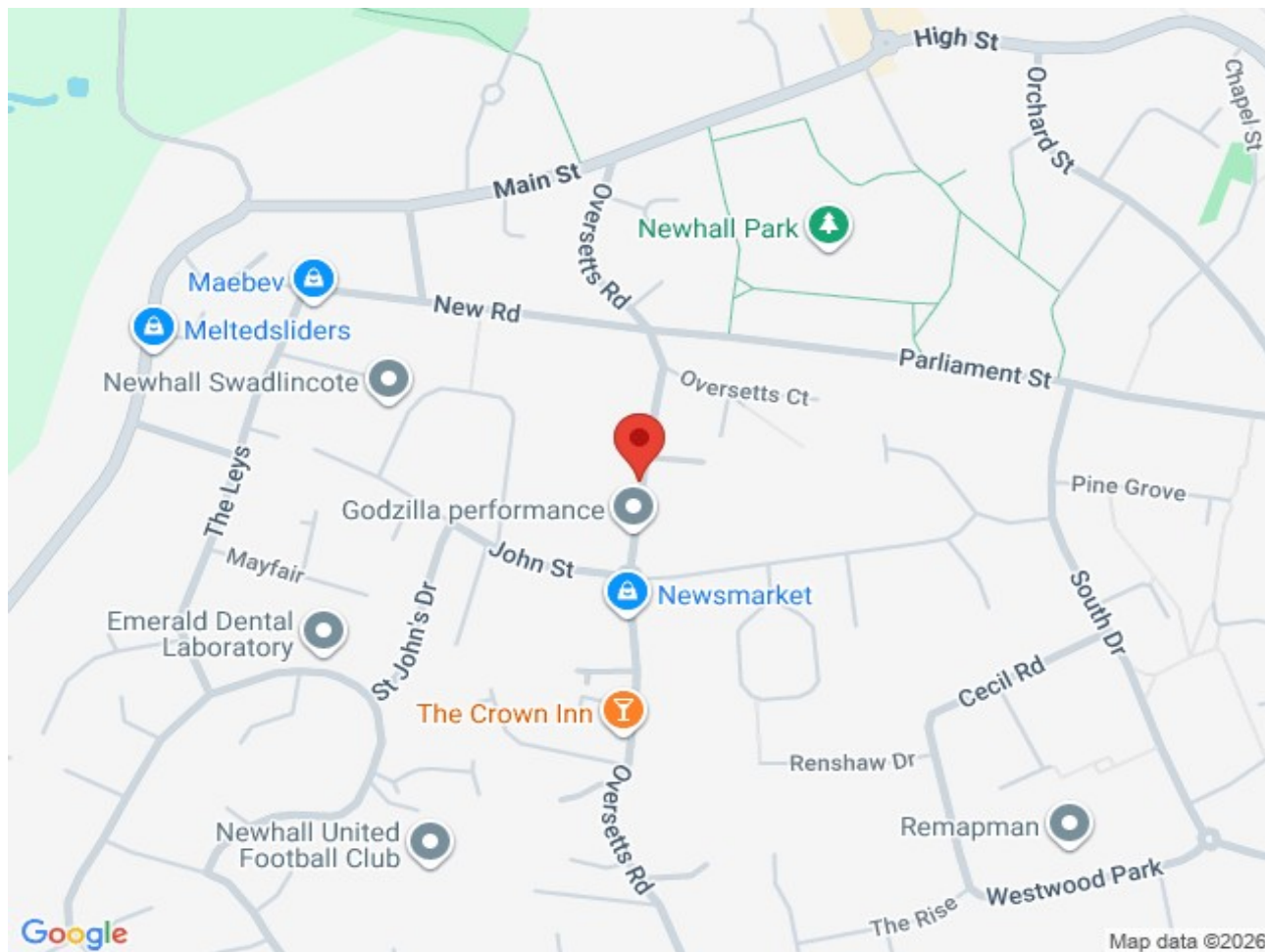


1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs:		
England & Wales		EU Directive 2002/91/EC
www.epc.111.gov.uk		

### 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.

