

High Street

Newhall, Swadlincote, DE11 0HU



A well-presented three-bedroom Victorian terraced home, ideally situated on High Street, Newhall and offered to the market with no upward chain.

Guide Price £150,000

John German

Offering well-proportioned accommodation throughout, this attractive three-bedroom Victorian terrace presents an excellent opportunity for first-time buyers, growing families, or buy-to-let investors alike.

To the front of the property is a low-maintenance foregarden, ideal for bin storage or for those wishing to create an attractive and easy-to-maintain green space.

Upon entering, you are welcomed into the front living room, a comfortable and inviting reception space perfect for everyday living. Beyond this is a separate formal dining room, providing an excellent area for family meals, entertaining, or a flexible second reception room.

To the rear of the property sits the kitchen, fitted with a range of wall and base units arranged along both sides to maximise storage and workspace. The kitchen also benefits from an oven, induction hob, integrated fridge, and space for a washing machine, creating a practical and functional setting for day-to-day use.

Leading on from the kitchen is the family bathroom, comprising a shower over bath, WC, and hand wash basin.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom is a generous double room and benefits from a useful built-in storage cupboard. The second bedroom is another well-sized double, while the third bedroom makes an ideal single bedroom, nursery, study, or home office, offering excellent versatility.

Externally, the rear garden enjoys a combination of useful outbuildings ideal for storage, a patio seating area, decked section, and a lawned garden, creating a pleasant outdoor space suitable for relaxing, entertaining, or family use.

Further enhancing the appeal is the property's convenient location on High Street, Newhall, with a wide range of local amenities close by including shops, supermarkets, schools, healthcare facilities, cafés, and excellent transport links to Swadlincote, Burton upon Trent, and surrounding commuter routes.

Offered for sale with no upward chain, this is a fantastic opportunity to acquire a well-proportioned Victorian home in a convenient and well-connected location.

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: Nearby on road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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/01042026

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.







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



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Agents' Notes

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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.

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