



Plummer Road, Newhall, Swadlincote,
Derbyshire



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£160,000



Key Features

- Semi Detached Home
- Two Double Bedrooms
- Large Rear Garden
- Good Sized Frontage
- Upvc Double Glazed
- No Upward Chain
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this spacious two bedroomed semi detached home on an established road in Newhall. Benefitting from a good sized plot there is a large low maintenance fore garden and a great sized rear garden, the property is ideal for any first time buyer or family. In brief the accommodation comprises: - entrance hall, lounge/diner, kitchen, utility area and on the first floor a landing leads to two double bedrooms and shower room. Viewings are highly recommended.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Entrance Hall

having staircase rising to first floor and one central heating radiator.

Lounge 4.53m x 3.89m (14'11" x 12'10")

having gas fire with marble hearth and wooden surround, tv aerial points, one central heating radiator and Upvc double glazed window to front elevation.

Kitchen 3.25m x 2.17m (10'8" x 7'1")

having range of solid wood base and wall mounted units, granite effect working surface, stainless steel sink and drainer with chrome taps, space for washing machine and tumble dryer, space for oven with extractor over, built-in downstairs pantry cupboard, one central heating radiator and Upvc double glazed window to rear elevation.

Utility Area 2.15m x 2.17m (7'1" x 7'1")

having cupboard housing electric meter and consumer unit for electrics and built-in storage cupboard (former coal shed).

On The First Floor

Landing

having access to loft space, built-in storage cupboard housing hot water cylinder and frosted Upvc double glazed window to side elevation.



Master Bedroom 5.5m x 2.78m (18'0" x 9'1")

having boxing over the stairs, one central heating radiator and two Upvc double glazed windows to front elevation.

Bedroom Two 3.42m x 3.32m (11'2" x 10'11")

having one central heating radiator and Upvc double glazed window to rear elevation.

Shower Room 2.01m x 1.56m (6'7" x 5'1")

having low level wc, pedestal wash basin with chrome taps, walk-in shower cubicle with electric shower, tiling to walls, one central heating radiator and frosted Upvc double glazed window to rear elevation.

Outside

To the rear of the property is an enclosed garden which has the old outhouse, good sized garden shed, spacious artificial lawned area, gravelled seating area to rear and planter bed to right hand side. To the front is a low maintenance fore garden which is gravelled and tiered, paved steps lead to the front door and side access.

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.

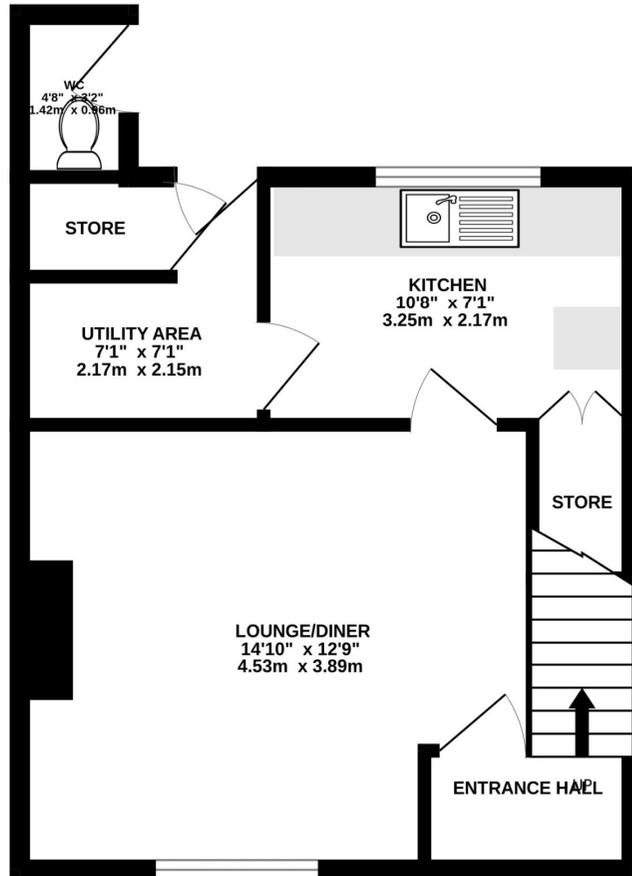
Tenure

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.

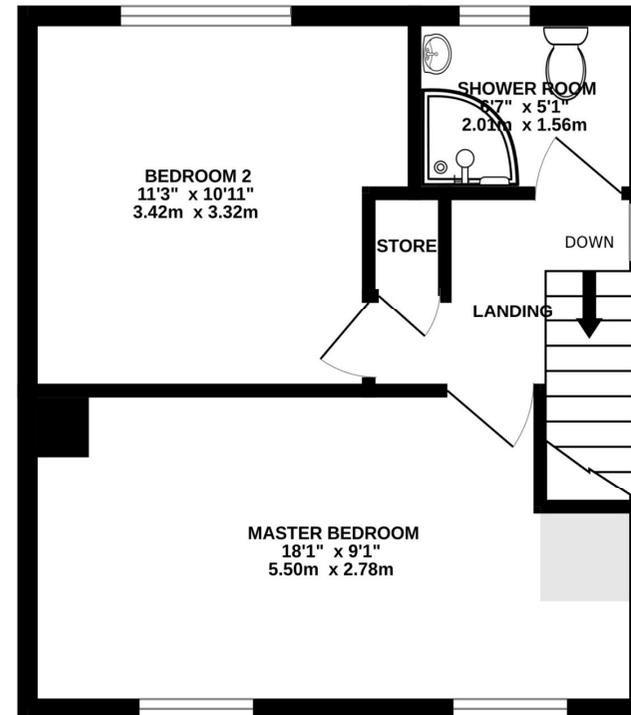
Note

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.

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.

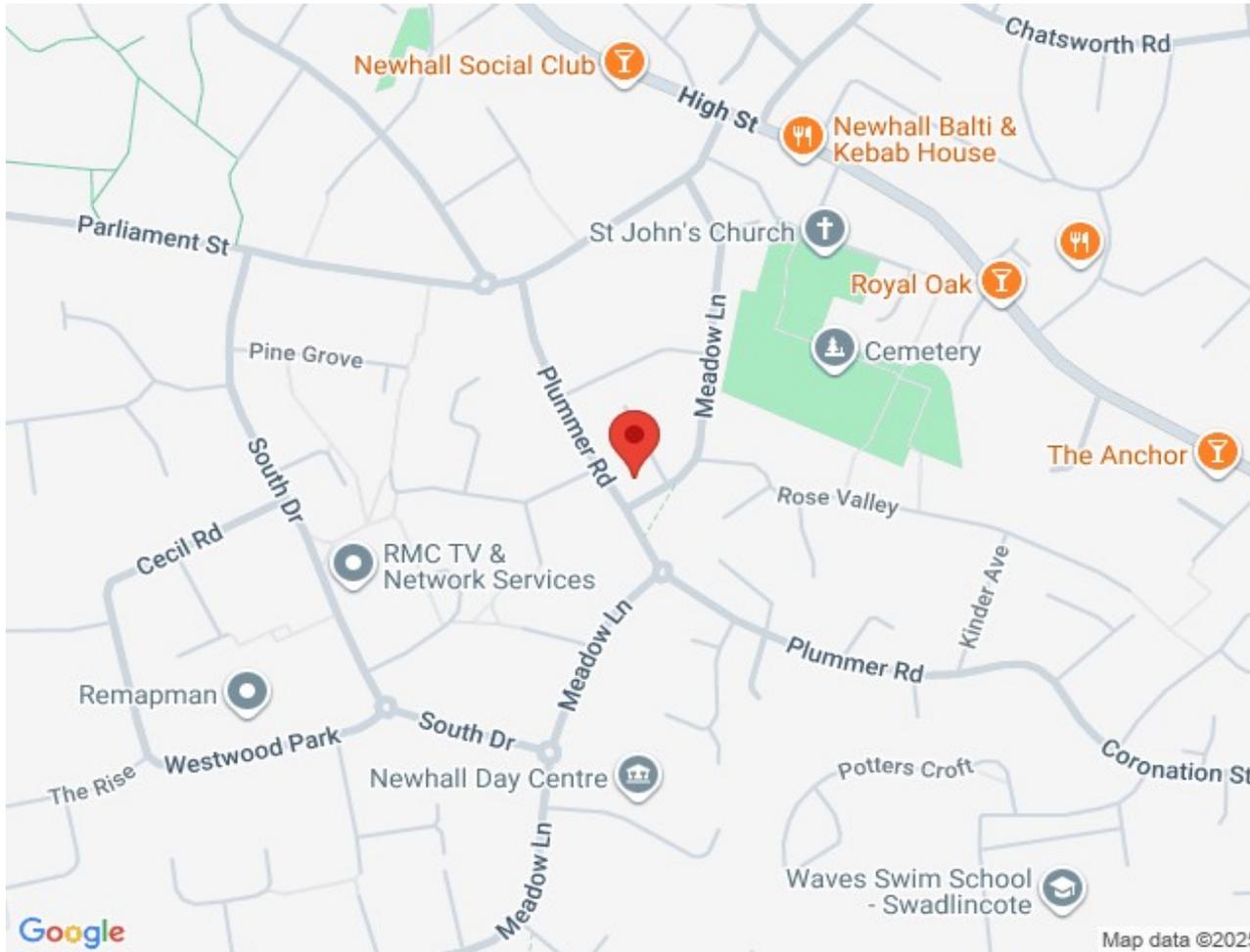


1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 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		
(69-80) C		75
(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
<small>WWW.EPC4U.COM</small>		