

Harbin Road

Walton On Trent, Swadlincote, DE12 8NG



An improved traditional mid terrace property with off road parking and an attractive garden in a popular and desirable village.

Hall, Lounge/Dining Room, Fitted Kitchen, Study/Breakfast Room, Landing, 3 Bedrooms, Bathroom, Gas Central Heating, PVCu Double Glazing, John Taylor High School Catchment

Offers Over £155,000

John German

Accommodation

Entrance door to Hall with laminate floor and stairs off. Door to through Lounge/Dining Room having a laminate floor and tiled fireplace housing a log burner and tiled hearth. Window to front and PVCu double glazed French doors to rear garden.

Attractive Kitchen with a range of base cupboards, drawers and wall cupboards, roll edge work surfaces, inset composite one and a half bowl sink and mixer tap, tiled splash backs, appliance space. Plumbing for automatic washing machine and dishwasher. Tiled floor, Belling dual fuel range cooker to recess included, Glowworm gas fired boiler for domestic hot water and central heating. Useful pantry/store and door to further Study/Dining Room having a laminate floor with under stairs store cupboard to front.

First Floor

Landing leading to Two Double Bedrooms to the front and rear together with the Third Single Bedroom with a built in cupboard over the stairs bulkhead. Spacious Bathroom having a contemporary white and chrome suite comprising corner Jacuzzi bath in tiled surround, low level w.c and wash hand basin together with a tiled shower with glazed enclosure and electric power shower unit. Airing cupboard housing hot water cylinder.

Outside

Block paved parking to front for two cars with brick retaining wall and steps to front. Enclosed rear garden having a spacious terrace paved patio with lawns and ornamental pond. Large useful timber garden shed/workshop with power and lighting.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services

Mains water, drainage, electricity and gas are believed to be connected to the property. Broadband is available. Purchasers are advised to satisfy themselves as to their suitability.

Local Authority

South Derbyshire District Council

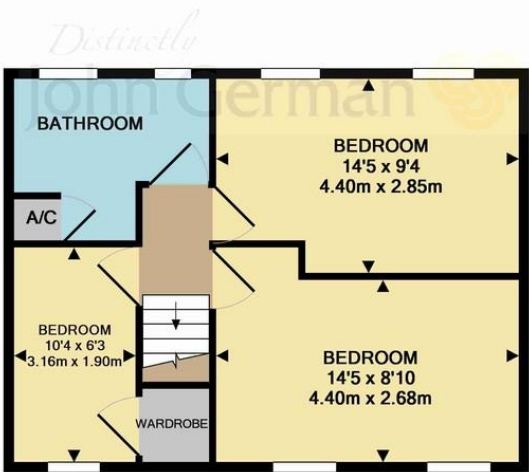
Useful Websites

environment-agency.gov.uk/maps
coal.decc.gov.uk
south-derbys.gov.uk
south-derbys.gov.uk/planning

JGA/280916
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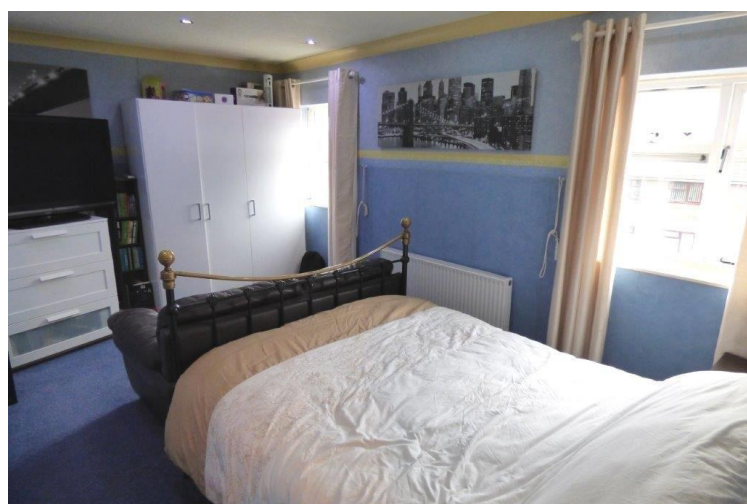
GROUND FLOOR



1ST FLOOR

Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



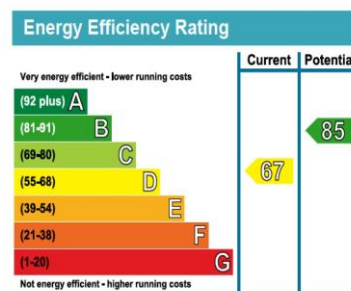


Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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