



## 62 John Street

Newhall, Swadlincote, DE11 0SR

£144,950



**NO UPPER CHAIN** A superb opportunity for a first time buyer or investor to acquire this two double bedroom end of terrace home occupying a generous plot with a detached garage and driveway.

Cul- de- Sac location. John Street is conveniently located for local amenities and easy access to Swadlincote and Burton. EPC E. COUNCIL TAX A.



## Lobby

Accessed via uPVC front door into the entrance lobby. Door leading to lounge

## Lounge/Dining Room 21'1" x 13'1 (6.43m" x 3.99m )

The lounge/diner with double aspect uPVC double glazed windows to the front and rear elevations, centre lights, power points, radiator, under stair storage and stairs rising to the first floor

## kitchen 11'1" x 6'1" (3.38m x 1.85m)

The kitchen is fitted with a range of wall, base and drawer units, stainless steel sink and drainer, space for fridge/freezer, plumbing for washing machine, built in oven, electric hob with stainless steel extractor hood over , radiator, recess spots, power points, smoke alarm and uPVC double glazed window to the side elevation. Back door giving access to uPVC porch giving access to rear garden.

## Porch 6'10 x 4'1 (2.08m x 1.24m)

The porch provides access to the rear garden via a uPVC door and uPVC double glazed windows to the side and rear elevations.

## Bathroom 7'0 x 6'1 (2.13m x 1.85m)

Fully tiled bathroom comprising a three piece white suite; bath with shower over, WC and hand basin housed in vanity unit. light , uPVC opaque to window to side elevation

## First Floor

Stairs leading to the first floor giving access to bedroom 1 and 2, smoke alarm, center light

## Bedroom 1 13'1 x 9'11 (3.99m x 3.02m)

A double bedroom radiator, centre light, power points and uPVC double glazed window to the front elevation.

## Bedroom 2 10'11 x 10'1 (3.33m x 3.07m)

A double bedroom accessed from landing, radiator, light, power points, cupboard for storage and uPVC double glazed window to the rear elevation.

## Outside

The property is positioned at the end of John Street and to the front of the property is a double width driveway leading to the detached garage. The road is unadopted.

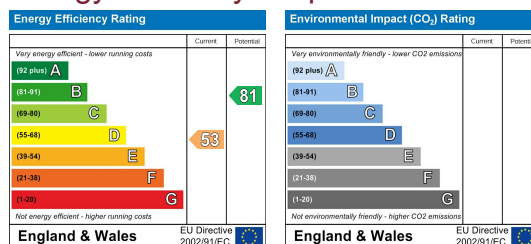
To the rear of the property is an enclosed private rear garden with side access to the garage



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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