



Goseley Avenue, Hartshorne, Swadlincote, DE11 7EZ

Nicholas  
Humphreys

£170,000

**\*\* Modern Mid Town House \*\* Two Double Bedrooms \*\* Rear Driveway \*\***

A modern two double bedroom mid-townhouse, set back from the road with front lawn garden and offering well-presented accommodation throughout. The property features a spacious front lounge diner, fitted kitchen to the rear, and a useful ground floor guest cloakroom.

To the first floor are two generous double bedrooms and a family bathroom, with the rear bedroom enjoying views over fields beyond. Outside offers a low-maintenance rear garden with gated access to two allocated parking spaces. Offered for sale with no upward chain and immediate vacant possession, making it an ideal purchase for first-time buyers or investors.



## **The Accommodation**

Situated in a popular residential location, this modern mid-townhouse is set back from the road behind a front lawn garden with pathway leading to the entrance door. The property offers well-presented accommodation throughout and is offered for sale with no upward chain and immediate vacant possession, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The accommodation begins with an entrance hallway having a radiator and door leading through to the main living space. The lounge diner is positioned on the front elevation of the home and provides a spacious reception area with a feature fire, double radiator and UPVC double glazed window, with staircase rising to the first floor. From here, an internal door leads through to an inner lobby, which offers a useful storage area with laminate flooring, radiator and access to the ground floor guest cloakroom. The cloakroom is fitted with a white suite comprising WC and hand wash basin, together with radiator and UPVC double glazed window.

To the rear of the property is the fitted kitchen, appointed with a range of base units and matching eye-level wall cupboards, together with preparation work surfaces, built-in oven, four-ring gas hob with extractor hood above, and spaces for free-standing appliances including a fridge freezer. There is tiled flooring, a radiator, UPVC double glazed window and rear door opening onto the garden, along with a concealed gas-fired combination boiler supplying the domestic hot water and central heating system.

To the first floor, the landing gives access to two spacious double bedrooms and the family bathroom. The principal bedroom is located on the front elevation and benefits from a UPVC double glazed window, radiator and a useful over-stairs storage cupboard. The second double bedroom enjoys a pleasant outlook over the rear garden and open fields beyond. The bathroom is fitted with a three-piece white suite comprising WC, hand wash basin and panelled bath with mixer shower attachment and shower screen, complemented by tiled walls, radiator and UPVC double glazed window.

Outside, the property enjoys a low-maintenance patio rear garden with gated access leading to two allocated parking spaces located within a shared parking area to the rear. An internal inspection is highly recommended to appreciate the accommodation on offer.

## **Hallway**

### **Lounge Diner**

5.08m x 3.81m (16'8 x 12'6)

### **Guest Cloakroom**

### **Kitchen**

2.95m x 2.39m (9'8 x 7'10)

### **Bedroom One**

4.39m max x 3.81m max (14'5 max x 12'6 max)

### **Bathroom**

1.78m x 1.75m (5'10 x 5'9)

## **Rear Parking & Garden**

Property construction: Standard

Parking: Drive Within a shared access area

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: South Derbyshire Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments.

## **Anti-Money Laundering (AML) Requirements**

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents 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. 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. Draft details awaiting vendor approval and subject to change









NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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