



A traditional three-bedroom mid-townhouse situated on Chestnut Avenue in Midway, offered for sale with no upward chain and immediate vacant possession.

The property benefits from a double-width block-paved driveway providing off-road parking, a dual-aspect lounge with patio doors to the rear garden, and a well-proportioned dining kitchen with ample storage and space for appliances. There is also a ground floor WC and useful rear porch.

To the first floor, the home offers three generous bedrooms, a family bathroom, and a spacious landing with pleasant views over the rear garden and Swadlincote valley. The enclosed rear garden features a patio and lawn with shared gated access to the front. An ideal purchase for first-time buyers or investors, with viewings available by appointment only.

THE ACCOMMODATION

A traditional mid-townhouse style property offered for sale with no upward chain and immediate vacant possession, ideal for first-time buyers or investors alike.

Set back from the road, the property features a double-width block-paved driveway providing off-road parking for two vehicles. Entering through a UPVC double glazed front door, you are welcomed into a central hallway with staircase rising to the first floor and doors leading off to the main ground floor accommodation.

The spacious dual-aspect lounge enjoys natural light from a front-facing window and sliding patio doors that open directly onto the rear garden patio. The room includes single radiators and a useful meter cupboard. Adjacent to the lounge is the fitted dining kitchen, offering a range of base units and drawers, matching wall cupboards, built-in oven with four-ring gas hob, and freestanding appliance spaces. A generous under-stair storage recess and coats cupboard provide excellent practicality, while a front-facing double glazed window and space for a breakfast table complete the room. A glazed internal door leads to the rear porch, where a further storage cupboard houses the gas-fired combination boiler supplying the central heating and hot water system. The porch provides access to the ground floor WC and a UPVC door leading out to the garden.

To the first floor, a spacious landing benefits from a rear window offering delightful views across the rear garden and the Swadlincote valley beyond. There is access to the loft space and doors leading to three well-proportioned bedrooms. The master bedroom sits to the front aspect with a double glazed window and radiator, while the second is also a front-facing double room. A third bedroom overlooks the rear garden and would make an ideal children's room or home office. The bathroom is fitted with a white three-piece suite comprising WC, hand wash basin, and a panel bath with electric shower over, along with a double radiator, complimentary floor tiling and a double glazed window.

Externally, the enclosed rear garden includes a paved patio area with steps leading down to the lawned garden. There is gated, shared access to the side of the property for entry and convenient bin access.

Hallway

Lounge
18'5 max x 10'11 max

Kitchen Diner
15'0 x 8'2 + recess

Rear Porch & WC

Bedroom One
11'1 x 11' + recess

Bedroom Two
9'4 x 10'5 + recess

Bedroom Three
8'2 x 7'4

Bathroom
7'6 x 6'4

Driveway & Garden

Draft details awaiting vendor approval and subject to change
Property construction: Believed to be standard with external render.
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: A
Local Authority: South Derbyshire Council

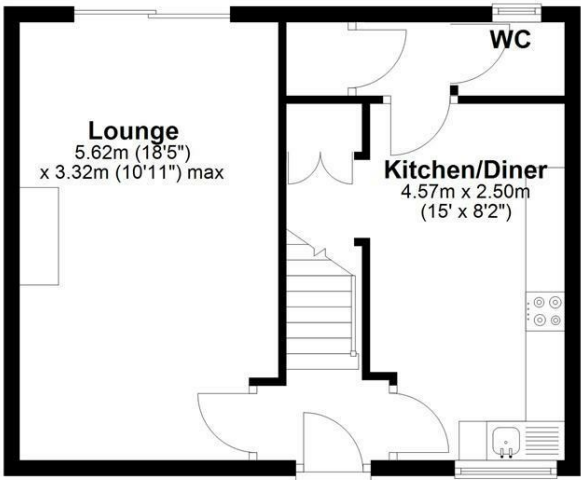
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Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments. The home has been rendered therefore we recommend a survey to observe the type of construction the vendor believes to be standard, however an external render has been applied concealing the observable brickwork.
Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. 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.

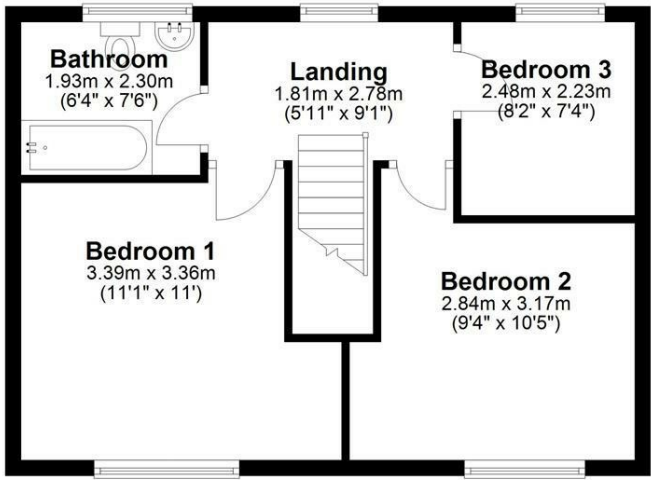




Ground Floor



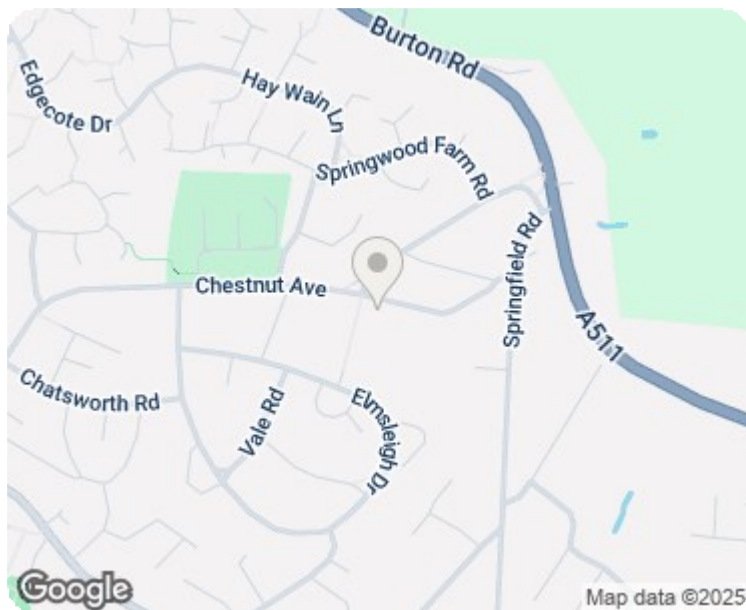
First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Council Tax Band A Freehold

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.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

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 License 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, Branstons 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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