



**16 Malmesbury Avenue, located off Coventry Close
Midway, Derbyshire DE11 7PS
Reduced to £255,000**

lizmilsom
properties 

16 Malmesbury Avenue, located off Coventry Close, Midway, Derbyshire DE11 7PS

**** LIZ MILSOM PROPERTIES LTD **** are delighted to bring to the market, this MUCH IMPROVED, DETACHED BUNGALOW SITUATED IN AN ENVIABLE LOCATION - Offered with NO UPWARD CHAIN. The property benefits from gas central heating, double glazing, low maintenance gardens with high degree of privacy, GARAGE & AMPLE OFF ROAD PARKING. The property in brief; Reception Hallway, spacious Lounge, separate refurbished Breakfast Kitchen, two further Bedrooms and modern contemporary Shower Room. The property further benefits as it sits on a larger than average plot with fully enclosed rear garden. EPC rating E. Council Tax band C. HURRY TO VIEW - MOTIVATED SELLER this one is not to be missed contact our dedicated sales team NOW.

- Offered with NO UPWARD CHAIN
- Modern interior & ready to move into
- Two good size double bedrooms
- Refurbished Shower Room
- Low maintenance gardens
- Detached Bungalow with garage
- Splendid refitted breakfast kitchen
- Bay windowed Lounge
- Cul-de-sac, ample off road parking
- Perfect retirement home - View early



Location

Midway is handy for local amenities with a convenience Store being a short walk away and within walking distance to Swadlincote town centre and is well placed for the commuter with excellent road links via the nearby A511 to the towns of Burton on Trent, Ashby de la Zouch and Derby. The M42 is also easily accessible as is the A38 leading to Birmingham and Nottingham.

Overview

This superb, detached bungalow featuring a lovely modern contemporary interior, offering ready to move into well proportioned accommodation, with the current owner having upgraded the Breakfast kitchen, refurbished the Shower room and installed a new gas boiler in 2017 and the property also has the benefit of double glazing throughout. The Agents strongly recommend an early internal inspection to fully appreciate all that this property has to offer with the added benefit of no upward chain.

The well presented property is best approached via the double glazed front entrance door opens into the porch with further door leading through to the hallway with all doors leading off to the ground floor accomodation.

First off to the left, there is a light and spacious lounge with fire surround providing a focal point and bay window framing views across the cul de sac with second window to side. There are wall lights and matching central light.

To the rear of the property is the splendid refitted and upgraded kitchen, equipped with an excellent range of wall and floor level coloured units with work surfaces over, integrated oven, hob and extractor, integrated space for breakfast table, window framing views across rear gardens and door to a useful side porch with door out to side entry and garage.

The property has two double bedrooms with the master having views to front and bedroom two having views to rear, both sharing a superb modern and refurbished style shower room including glazed shower screen and wide shower , vanity wash hand basin, mirror with lighting, WC, towel rail and opaque window to rear.

The bungalow is available with the advantage of no upward chain with viewings strictly on an appointment basis through Liz Milsom Properties.

The Well Presented Accomodation

Front Porch

6'7 x 2'9 (2.01m x 0.84m)

Hallway

13'4 x 3'5 (4.06m x 1.04m)

Spacious Lounge

12'7 x 12'5 (3.84m x 3.78m)

Splendid refitted Breakfast Kitchen

11'0 x 9'10 (3.35m x 3.00m)

Rear side Porch

5'0 x 2'11 (1.52m x 0.89m)

Refurbished modern Shower Room

6'10 x 6'5 (2.08m x 1.96m)

Double Bedroom One

12'0 x 10'0 (3.66m x 3.05m)

Double Bedroom Two

10'0 x 9'11 (3.05m x 3.02m)

Outside

Occupying a fabulous end of cul de sac position in this well-regarded location. The property has limited passing traffic and has a smart boundary wall with resin style driveway opening into a generous driveway providing ample off road parking for 2-3 vehicles with a wall and raised rockery, As previously mentioned, the garden to rear enjoys a good degree of privacy with terraced style rockery garden and an extensive patio area.

Detached Garage

As previously mentioned, the garden to rear enjoys a good degree of privacy with terraced style rockery garden and an extensive patio area . There are double side gates leading through to a generously sized single garage with an up and over front entrance door and further side pedestrian door.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at Liz Milsom Properties.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice offering COMPETITIVE fees.

Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/EMM/03.01.2023/1 DRAFT

LMPL/LMM/EMM/08.01.2023/2 APPROVED



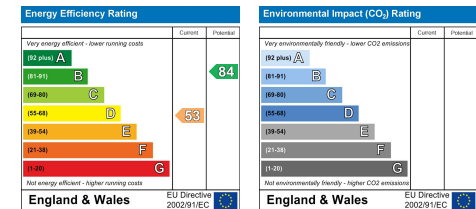
GROUND FLOOR



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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Directions

The property is best approached by travelling out of Swadlincote town centre along Civic Way upon reaching the mini roundabout turn left into Church Street which then becomes Midway Road at the crossroads proceed over the A511 Burton Road into Sandcliffe Road Midway and turn right into Coventry Close. Malmesbury Avenue is a cul-de-sac situated at the head of the cul-de-sac, with limited traffic and is clearly denoted by our red distinctive 'For Sale' board. For SAT NAV purposes use DE11 7PS.



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COUNCIL TAX

Band: C

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: 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 you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

