



17 New Street
Swadlincote, Derbyshire DE11 9PS
Offers over £145,000

lizmilsom
properties 

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****LIZ MILSOM PROPERTIES LTD**** are delighted to offer this two bedroomed Bungalow which is ideal for RETIREMENT LIVING , situated in the small select development of Chestnut Green. The property is managed by Longhurst Group and is AVAILABLE FOR THE OVER 60's-who are looking for Independent Retirement living. With an EPC Rating - "TBC". The property benefits from having gas central heating and double glazing and offers compact and READY TO MOVE INTO accommodation with the added bonus of OFF ROAD PARKING.

Within easy walking distance of the development is the Maurice Lea Memorial Park and a small parade of shops. The bungalow is LEASEHOLD, the service charge for the property is a monthly total of £111.00 per month (annual charge £1,332.00) and this includes maintenance, window cleaning, building insurance, general repairs and boiler service. All service charges are reviewed annually on the 1 April.

RARE OPPORTUNITY the Agents strongly recommend an early internal inspection to avoid disappointment, Call the Office - ALL VIEWINGS are ACCOMPANIED BY LIZ MILSOM PROPERTIES 01283 219336.

- Ideal Retirement Living
- Qualifying age 'Over 60 years'
- Double glazed & Gas central heating
- Spacious Lounge
- 2 bedrooms-Master with fitted Robes
- Two Bedroomed Terrace Bungalow
- Communal Gardens
- Leasehold - OFF ROAD PARKING
- Fitted Kitchen
- Walk-in Shower Room VIEW EARLY



Location

Within easy walking distance of the development is the Maurice Lea Memorial Park and a small parade of shops including Convenience Store, Chinese and Fish & Chip Takeaway, Hairdressers and Cafe. Chestnut Green is close to schools and bus routes with Swadlincote town centre only about five minutes away. The town has an array of amenities including shops, eateries, local supermarkets and a cinema. Recreational activities include Greenbank Leisure Centre, Swadlincote Ski slope and Conkers are short drive away.

Overview

The property is accessed via a small foregarden which houses an arrange of established shrubs and trees of which the lawned areas are maintained by the Management Company, Longhurst Group. The front entrance door is sheltered under the entrance porchway with secure keysafe for emergency access which in turn gives access into the Reception Hallway. To the front of the property are the two Bedrooms, Bedroom One benefits from having a walk-in bay and built-in double wardrobes, centre light point, carpet to flooring and radiator - this is a good sized double room. Bedroom two has carpet to the flooring, centre light point, radiator and is of a single size. The Shower Room is also location off the Reception Hallway with anti-slip flooring, walk-in shower unit with mains shower within, low level WC and pedestal wash hand basin. The spacious Lounge over looks the rear elevation with TV aerial point, two centre light points, radiator, carpet to the flooring and patio doors. A further door leads off to the Breakfast Kitchen again overlooking the rear elevation and stunning gardens - having a good range of wall and floor mounted white units, sink unit, drainer with mixer tap over, free standing cooker and space and plumbing for appliances.

Accommodation in More Detail

Spacious Lounge

14'0 x 12'6 (4.27m x 3.81m)

Fitted Kitchen

10'2 x 7'5 (3.10m x 2.26m)

Shower Room

7'4 x 6'4 (2.24m x 1.93m)

Bedroom One

13'0 x 9'0 (3.96m x 2.74m)

Bedroom Two

7'5 x 7'0 (2.26m x 2.13m)

Outside

The rear communal garden is again mainly laid to lawn with shaped flower borders and well maintained shrubs giving a variety of colour. All the garden maintenance is done by the Longhurst Association (L & H) and is included in the Service charge, please ask for further details.

Leasehold & service charges

The bungalow is LEASEHOLD the service charge for the property is a monthly total of £111.00 per month - 2023/24 (annual charge £1332.00) and this includes maintenance, window cleaning, building insurance, general repairs and boiler service. All service charges are reviewed annually on the 1 April.

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

Leasehold - 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.

With this property is the Careline Warden Intercom System

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.

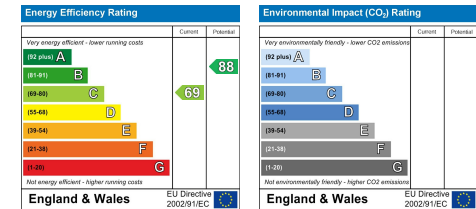


GROUND FLOOR



Directions

The property is best approached by travelling along Civic Way, upon reaching the Sainsbury's roundabout, turn left past the Greenbank Leisure Centre and bear left into the street. Follow the road round and continue into Alexandra Road, after passing the zebra crossing turn immediately right into New Street. Proceed for a short distance where the subject property is situated on the left hand side clearly denoted by our distinctive red "For Sale" board.



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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COUNCIL TAX

Band: B

The vendor informs us that the property is Leasehold, 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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There will be a fee for mortgage advice. The actual amount you pay will depend upon your
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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