



1 Old Railway Mews
Swadlincote, DE11 8LA
£180,000

1 Old Railway Mews, Swadlincote, DE11 8LA

**** LIZ MILSOM PROPERTIES **** are delighted to bring to the market this **STYLISH**, beautifully presented **TWO DOUBLE BEDROOMED TOWN HOUSE**, built by Cameron Homes in 2017. Perfect for **FIRST TIME BUYERS**, professional or retired couple who require well equipped accommodation and low maintenance gardens. Offering modern living that includes a welcoming open plan living room with sleek fitted kitchen, high specification guest cloakroom/WC and bathroom. The first floor has two inviting bedrooms, the largest of which includes stylish fitted wardrobes. Along with allocated parking, smart front and side gardens. Located in the heart of the town centre of Swadlincote, within two minutes walk of Eureka Park, Doctors surgery, bus station and various supermarkets. Well placed for the commuter with easy access to the towns of Burton on Trent, Ashby-de-la-Zouch and the M42, A444 and A511 leading to Burton on Trent, Ashby. EPC rating B - Council tax Band A. Viewing Strictly by appointment with the Agents and is **HIGHLY RECOMMENDED**.

- Smart stylish highly appealing home
- Gas central heating & double glazed
- Fitted Kitchen with oven and hob
- 2 fantastic sized double bedrooms
- Allocated parking, Easy access M42
- Built by Cameron Homes
- Open plan living area /kitchen
- Walking distance of town and Park
- Family bathroom, Cloaks/WC
- Motivated seller - View now !



Location

Situated between Burton upon Trent and Ashby-de-la-Zouch, Swadlincote is the largest town in South Derbyshire. With easy connections to Tamworth, Derby and Leicester, it's a convenient location for commuting throughout the region. Nearby, Burton upon Trent railway station is on the cross-country route with direct trains to Birmingham and Nottingham. Despite its close proximity to the town centre, this popular residential development built by Cameron Homes has plenty of local amenities close by including Library, Dentist, local primary and secondary schools are just a short walk away. There are several green open spaces, along with Eureka Park which is a very short walk away. Maurice Lea Memorial Park, Swadlincote Woodlands offers 33 hectares of open space with a play area, climbing rock, orienteering course and nature area.

The Well Presented Accomodation

Fitted Kitchen

9'1" x 8'4" (2.79 x 2.55)

Accessed from the lounge area with an excellent range of high gloss light grey wall and floor mounted units and drawers with preparation worksurface areas over with inset sink and drainer, there is plumbing for an automatic washer, space for fridge freezer, electric oven, four ring gas hob with extractor hood over and attractive splashbacks. Built in storage cupboard housing the gas boiler which serves both the central heating and domestic hot water systems. Recessed spot lights to ceiling and practical tiled floor covering.

Reception Hall

9'6" x 3'6" (2.90m x 1.07m)

The property is best approached by entering the property via the composite front entrance door with storm canopy . With attractive floor covering, radiator, door leads to separate storage cupboard, separate Guest Cloaks/WC and opening to:

Guest Cloaks

5'6" x 2'11" (1.68m x 0.91m)

Tastefully decorated and fitted with a stylish two piece white suite comprising of low level WC and floating wall mounted wash hand basin. Tiled floor covering and radiator

Spacious Lounge

19'7" x 13'0" (5.97 x 3.98)

A lovely bright and airy room having the benefit of three separate dual aspect UPVC double glazed windows, laminate floor covering, two radiators, under-stairs storage cupboard and stairs rise off the the first floor accommodation.

This room can accommodate quite comfortably a corner sofa being perfect for lazy afternoons and for young family. This room then opens on to the:

Stairs to first floor & Landing

Carpeted stairs leads to the first floor and landing with doors leading to all first floor accommodation and radiator.

Master Bedroom

13'5" x 9'6" (4.09 x 2.91)

A lovely bright and airy room located to the front aspect with triple UPVC double glazed windows radiator and triple mirrored wardrobes. Fitted blinds included, carpet, TV point and radiator.

Bedroom Two

10'3" x 9'8" (3.14 x 2.96)

With UPVC double glazed window to front elevation, radiator and fitted carpet.

Family Bathroom

6'9" x 6'1" (2.08 x 1.87)

Accessed from the landing with fitted three piece white suite comprising of low level WC, pedestal wash hand basin and panelled bath with mains shower over with screen. Fitted extractor fan, half tiled walls, shaver point and tiled floor covering.

Allocated parking

The off road parking is adjacent to the property, accessed via an archway (to the left as you look at the front of the property) which leads to the communal car park where the allocated parking space is situated . For additional off road parking there are also visitor parking spaces.

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 with COMPETITIVE FIXED 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

CALL THE MULTI-AWARD WINNING AGENT TODAY

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

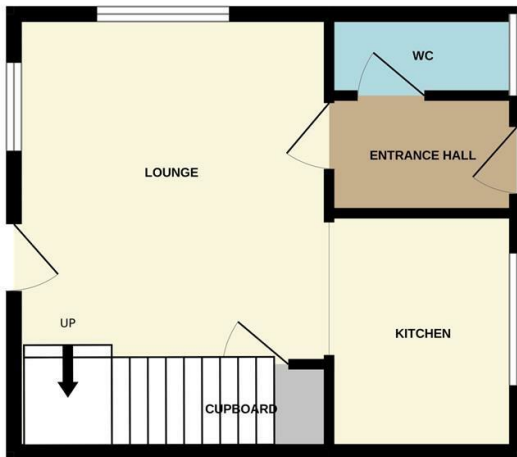
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



Directions

Located in the heart of the town, for SAT NAV purposes use DE11 8LA

GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



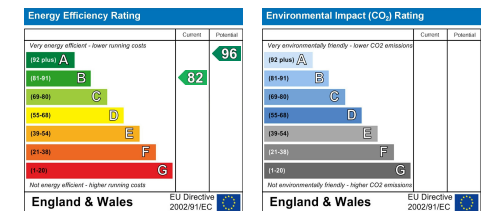
1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.

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.

Made with Metropix ©2023



Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

COUNCIL TAX

Band: A

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.

We can search
1,000s of mortgages
for you

It could take just 15 minutes with
one of our specialist advisers:

Call: **01283 219336**
Online: www.mortgageadvicebureau.com/lizmilsom



Your home may be repossessed if you do not keep up repayments on your mortgage.
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.

MAB 4202

