



6 Beech Grove
Newhall, DE11 0NH
Reduced to £200,000

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are delighted to bring to the market, this SEMI-DETACHED BUNGALOW situated in a quiet Cul-De-Sac position. The property benefits from gas central heating, double glazing, low maintenance gardens with AMPLE OFF ROAD PARKING. The property in brief; Reception Hallway, spacious Lounge, Conservatory, Breakfast Kitchen, two DOUBLE Bedrooms and Family Bathroom. The property further benefits as it sits on a great sized plot with fully enclosed rear garden. EPC rating "D". Council Tax band "B". HURRY TO VIEW - MOTIVATED SELLER this one is not to be missed contact our dedicated sales team NOW.

- Semi-Detached Bungalow
- Reception Hallway
- Breakfast Kitchen
- Two DOUBLE Bedrooms
- AMPLE OFF ROAD PARKING
- Gas Central Heating & Double Glazing
- Spacious Lounge
- Conservatory
- Family Bathroom
- Large Plot



Location

The property occupies a pleasant & generous sized plot position and is set back from the road. Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch and excellent motorway networks. A bus stop is situated within close proximity of the property and local amenities are situated within High Street and Main Street, Newhall including shops, Sainsbury's Convenience Store, hairdressers, Doctors, chemist etc. Newhall has excellent bus routes into Swadlincote and neighbouring towns, also ideally located for schools which include within easy walking distance infant, primary and comprehensive.

Overview

This semi-detached bungalow sits on a larger than average plot and internally the well presented property is best approached via the double glazed side entrance door opens sits beneath the storm porch which in turn leads into the Reception Hallway with all doors leading off.

The spacious Lounge with fire surround providing a focal point with inset gas fire, doors leading through to the Conservatory., centre light point, TV point and radiator with carpet to the flooring. The Conservatory overlooks the delightful rear garden with patio doors and carpet to the flooring.

To the side of the property is the splendid breakfast Kitchen, equipped with a range of wall and floor units with work surfaces over to include breakfast bar feature, integrated oven, hob and extractor, window framing views to the side elevation, space for appliances and door to a side porch and rear garden.

The property has two DOUBLE Bedrooms with both having views to front elevation., The Master Bedroom has a walk-in bay with fitted wardrobes, carpet to the flooring, TV point and centre light point. The second Bedroom again has carpet to the flooring, centre light point and radiator. The family Bathroom completes the accommodation and consists of the three piece suite of low level WC, pedestal wash hand basin and panelled bath - with opaque window to the side elevation and centre light point.

Reception Hallway

Spacious Lounge

15'4 x 11'0 (4.67m x 3.35m)

Fitted Breakfast Kitchen

16'0 x 9'0 (4.88m x 2.74m)

Conservatory

9'8 x 6'10 (2.95m x 2.08m)

Master Bedroom

16'1 x 11'0 (4.90m x 3.35m)

Bedroom Two

9'10 x 9'0 (3.00m x 2.74m)

Family Bathroom

8'2 x 5'9 (2.49m x 1.75m)

Outside - Overview

Occupying a fabulous cul de sac position in this popular location. The property has limited passing traffic and has a smart boundary wall with side driveway. With double wooden gates leading through to the rear garden which enjoys a good degree of privacy with raised borders, two sheds which are to be included in the sale and lawned and patio area.

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

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.

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.

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.

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.



GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.

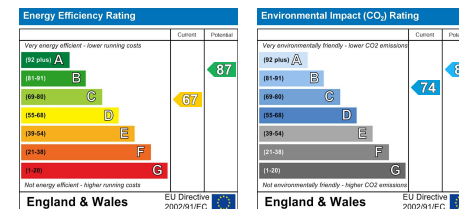


TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.

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.
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Directions

For SatNav purposes follow DE!1 0NH - Please contact the Agent for the specific house number



Seabrook House, Dinmore Grange, Hartshorne,
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COUNCIL TAX

Band: B

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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MAB 4202

