



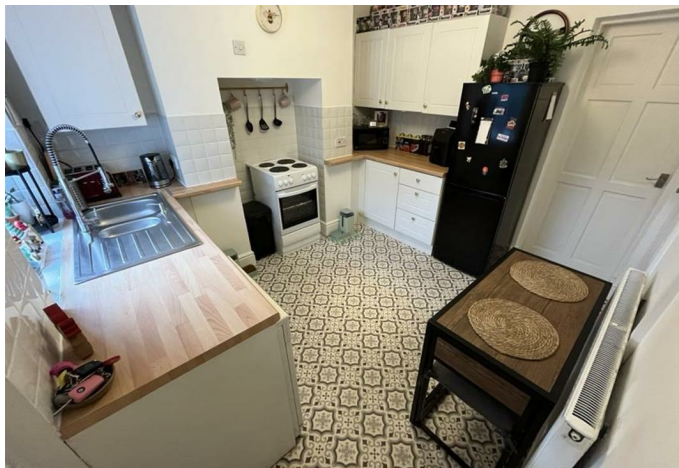
**151 Woodville Road**  
**Hartshorne, Derbyshire DE11 7EX**  
**Reduced to £149,950**

**lizmilsom**  
**properties** 

## 151 Woodville Road, Hartshorne, Derbyshire DE11 7EX

**\*\*LIZ MILSOM PROPERTIES LTD\*\*** ATTENTION FIRST TIME BUYERS, downsizers & BUY TO LET INVESTORS - Check out this END OF TERRACE, well equipped & nicely presented HOME with fitted Breakfast Kitchen, Spacious Lounge, downstairs Family Bathroom & 2 DOUBLE Bedrooms. Enclosed rear garden with private REAR PARKING\* Newly fitted Carpets and Vinyl flooring and plenty of STORAGE areas. Located in ever SOUGHT AFTER village of HARTSHORNE - Hurry to view - EPC "E"/Council Tax Band "A". Call LIZ MILSOM PROPERTIES \*\*\* OPEN 7 DAYS, - TILL LATE WEEKDAYS on .....

- Sought After Village Location
- Breakfast Kitchen
- End Terraced Property
- Ground Floor Bathroom
- OFF ROAD PARKING
- Ideal for First Time Buyers
- Two DOUBLE Bedrooms
- Country Cottage Lounge
- Enclosed Rear Garden
- Hurry to View



## Location

The village of Hartshorne is extremely sought after providing local amenities including; Village Hall, Public Houses, Church together with a Cricket ground and recreational grounds all of which are situated within easy walking distance. The city of Derby lies approximately 12 miles to the north, and Burton upon Trent some 6 miles to the east. For recreational purposes there are excellent woodland walks within the village including Hartshorne Wood, Foremarke Reservoir and the National Trust Calke Abbey within a few minutes drive. The village of Hartshorne is highly convenient for the A38 dual carriageway, M1 & M42 motorway networks and other east midlands centres including Birmingham, Nottingham & East Midlands Airport is nearby.

## Overview - GROUND FLOOR

The property benefits from gas LPG central heating and double glazing throughout. The property is accessed via a PVCu front entrance door which leads directly into the Lounge with window to the front elevation and newly fitted carpet to the flooring. TV aerial point and centre light point. The door leading to the Breakfast Kitchen leads off. Having a range of white fitted wall and floor mounted units with appliance space and ample work surface areas over. There is a stainless steel sink unit with modern mixer tap, hand soap dispenser and drainer, newly fitted vinyl flooring with the stairs leading off to the First Floor and Landing. Off the breakfast kitchen is the rear Hallway with PVCu door leading out onto the rear garden and patio area. The downstairs Family Bathroom completes the Ground Floor accommodation. Having a three piece white suite consisting of low level WC, pedestal wash hand basin and panelled bath with shower over. Opaque window overlooking the rear elevation, newly fitted vinyl flooring and partly tiled walls.

The window blinds are to be included in the sale.

## Overview - FIRST FLOOR

To the first floor there are two DOUBLE bedrooms, the first Bedroom overlooks the front elevation and has distant views over rolling countryside with carpet to the flooring and centre light point, TV point and radiator.

The second double bedroom is to the rear elevation and again has newly fitted carpet to the flooring and centre light point, radiator and storage cupboard off which houses the combi boiler.

## Fitted Breakfast Kitchen

10'6 x 10'0 (3.20m x 3.05m)

## Country Cottage Lounge

13'0 x 10'0 (3.96m x 3.05m)

## Rear Inner Hallway

## Downstairs Family Bathroom

6'7 x 5' 7 (2.01m x 1.52m 2.13m)

## Bedroom One

13'7 x 10'4 (4.14m x 3.15m)

## Bedroom Two

10'2 x 10'0 (3.10m x 3.05m)

## Overview - OUTSIDE

The property is set slightly back from the road behind a wrought iron fenced boundary. Having a low maintenance fore garden and step leading to the front entrance door. There is side vehicular right of access to the property leading to the rear garden and patio area and enclosed OFF ROAD PARKING. Having fenced panelled boundaries and OFF ROAD PARKING to the rear. The garden shed is to be included in the sale and has light and power.

\* Please note - that the Vendors preference is to park within the fenced panelled boundary of the rear garden area. This could be changed back to a rear garden as the property also has separate OFF ROAD PARKING to the rear elevation area.

## 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, and electricity are connected with mains gas to

exterior of the property which could be connected to the property by any potential purchaser at a cost to themselves. LPG currently used by the present Owners. 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.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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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

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## Measurements

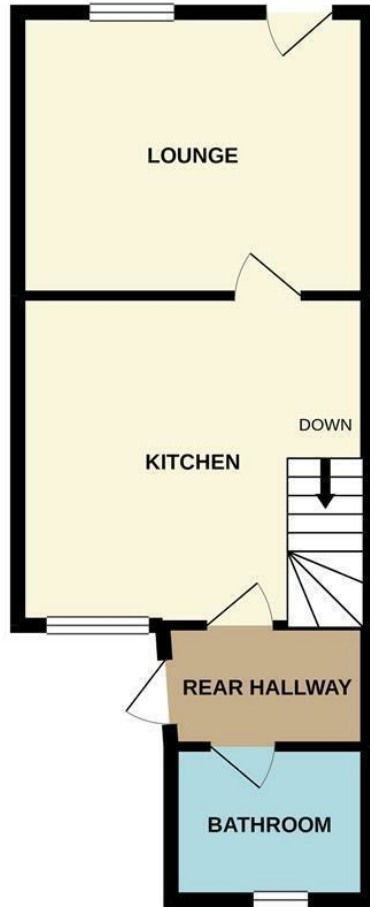
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

## Disclaimer

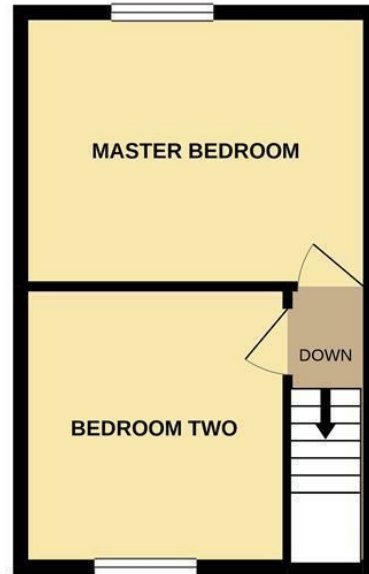
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.

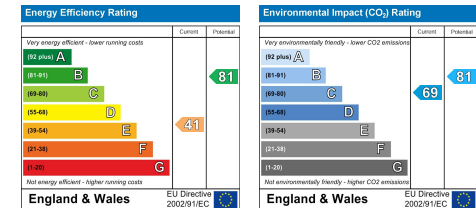


TOTAL FLOOR AREA : 699 sq.ft. (65.0 sq.m.) approx.

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 DE11 7EX where the subject property can be clearly denoted by our distinctive Red "For Sale" Board.



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

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## 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

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

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