



**86 Swadlincote Road  
Woodville, DE11 8DB  
£215,000**

**lizmilsom**  
properties 



## 86 Swadlincote Road, Woodville, DE11 8DB

\*\*\* NEW PRICE RELEASE \*\*\* MOTIVATED SELLER - WAS £225,000 now £215,000 - A beautifully presented and spacious THREE BED SEMI-DETACHED home offered with NO UPWARD CHAIN. The accommodation in brief comprises Lounge with log burner, separate Dining Room, fitted Kitchen and ground floor Shower Room. To the first floor there are two DOUBLE bedrooms and a third single Bedroom with a further family bathroom. Externally there is a front driveway providing OFF ROAD PARKING and an extensive garden and patio area to the rear elevation. The property is conveniently located for local amenities, transport links and schools. EPC Rating "D"/Council Tax Band "B" - Hurry to View - call LIZ MILSOM PROPERTIES TODAY - Open Until late Weekdays.....

- SEMI-DETACHED Family Home
- Retained Character Features
- Spacious Lounge
- Separate Dining Room
- Fitted Kitchen & Ground Floor Shower Room
- Two DOUBLE Bedrooms
- Third Single Bedroom
- Second Family Bathroom
- OFF ROAD PARKING
- Excellently Placed for Town Centre



## Location

### Ground Floor - Overview

The property is entered through the front door which leads directly into the Reception Hallway with original parquet flooring doors leading to the ground floor accommodation and stairs off to the first floor and landing. The Dining Room/Second Reception Room overlooks the front elevation, it is a great sized room benefiting from a walk-in bay window, having carpet to the flooring, centre light point and radiator. The Lounge is a further good sized room with fitted with a log burner and sliding doors opening out onto the rear garden and patio. The Kitchen overlooks the side elevation with a good range of wall and floor mounted units inset sink unit and drainer with space and plumbing for appliances and the Valliant boiler is also located within the Kitchen area. The rear Inner Hallway gives access to outside and also leads to the ground floor Shower Room. A great addition to a home for a growing family - having a three piece suite, tiling to the floors, radiator and opaque window to the side elevation.

### First Floor - Overview

Rising from the Reception Hallway is the landing area with window to the side elevation and all first floor accommodation leading off. Bedroom One overlooks the front elevation with walk in bay window, carpet to the flooring, centre light point and radiator - a good sized DOUBLE Bedroom. A second DOUBLE Bedroom overlooks the rear elevation, again with carpet to the flooring, centre light point and radiator. The third and final Bedroom overlooks the front elevation and is a good sized single. The Family Bathroom completes the accommodation in full - having a three piece white suite, opaque window and radiator.

### Outside - Front

The property is set back from the road with ample off road parking and side access leading through to the rear garden and patio area.

### Outside - Rear

To the rear of the property there is an extensive lawned area surrounded by fenced panelled boundaries - with an array of established shrubs and trees and large patio area ideal for entertaining during the warmer months.

## Reception Hallway

### Reception Room Two/Dining Room

14'0 x 11'0 incl bay (4.27m x 3.35m incl bay)

### Spacious Lounge

13'0 x 11'0 (3.96m x 3.35m)

### Kitchen

9'0 x 6'10 (2.74m x 2.08m)

### Ground Floor Shower Room

7'0 x 6'10 (2.13m x 2.08m)

### Stairs to First Floor & Landing

### Bedroom One

14'0 x 11'0 (4.27m x 3.35m)

### Bedroom Two

13'0 x 11'0 (3.96m x 3.35m)

### Bedroom Three

7'10 x 6'10 (2.39m x 2.08m)

### Family Bathroom

7'10 x 6'10 (2.39m x 2.08m)

### 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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8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

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## 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.

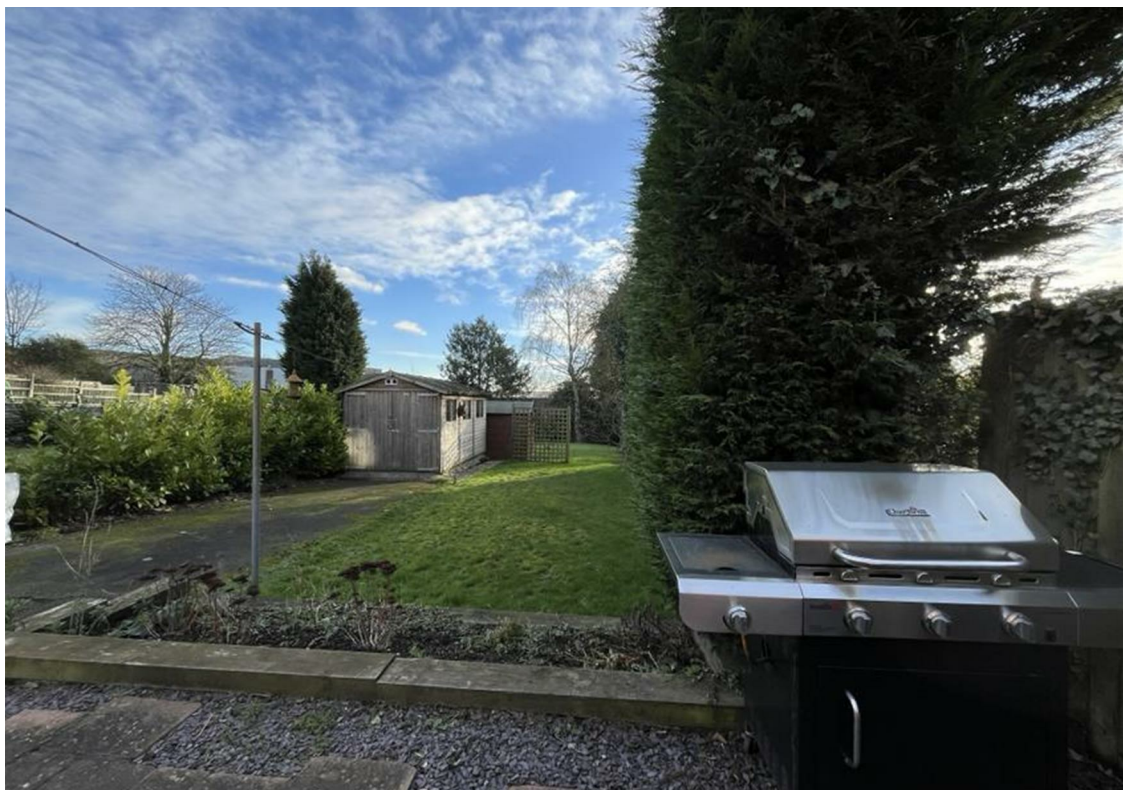
## Services

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

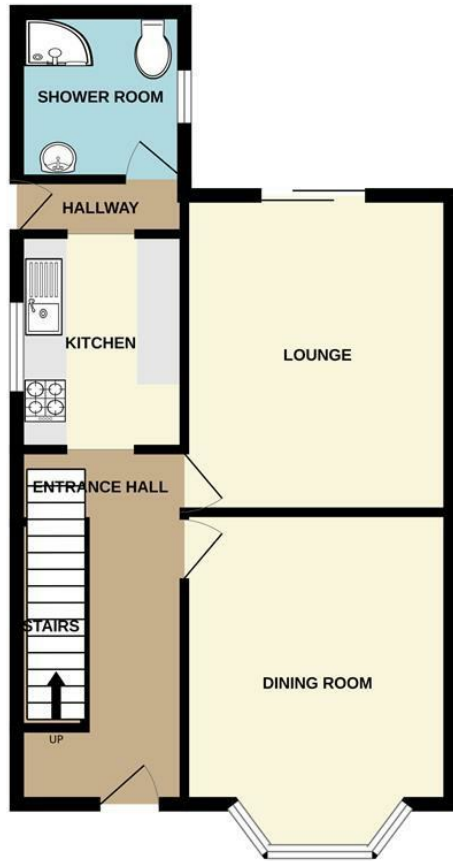
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



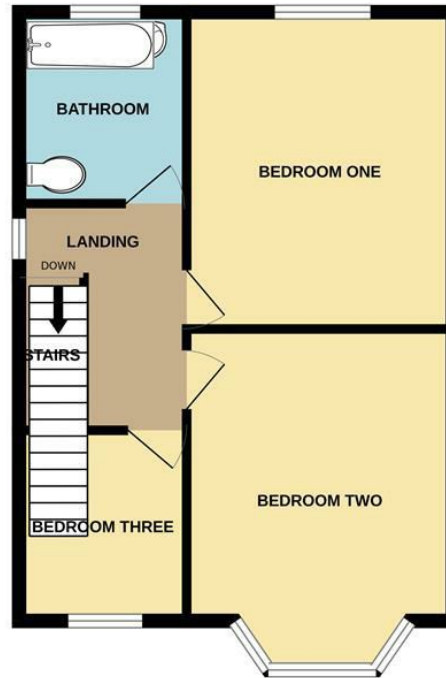




GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.

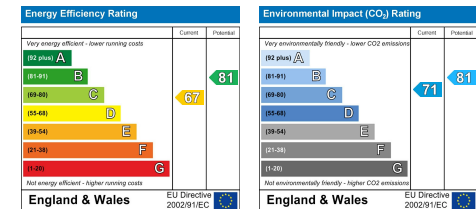


TOTAL FLOOR AREA: 956 sq.ft. (88.8 sq.m.) approx.

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 8DB



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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

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

MAB 4202

