



43 Granville Street
Swadlincote, DE11 7JQ
Or nearest offer £160,000

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are delighted to offer for sale, this 3 BEDROOMED MID-TERRACED FAMILY HOME, perfect for your FIRST HOME or ideal for down sizers or Buy to Let Investors. being CHAIN FREE Benefiting from gas central heating, double glazing, modern downstairs bathroom and a very long private rear garden . The accommodation comprises: Spacious Lounge, Dining Room, Newly Fitted Kitchen with double oven and hob, Downstairs Family bathroom, To the first floor there are three generous sized bedrooms . Outside is a Fantastic size rear garden with patio area and lawned area. On Road Parking. EPC rating D. Tax Band A . EARLY VIEWING RECOMMENDED, call the Award winning Agents - LIZ MILSOM PROPERTIES - Open 7 days.

- 3 BED TERRACED FAMILY HOME offered with NO UPWARD CHAIN
- Dining Room
- Modern Downstairs Bathroom
- Private Rear Garden
- Potential Rental Income of £700.00 Per Calender Month
- Spacious Lounge
- Recently Fitted Kitchen
- 3 Generous Sized Bedrooms
- Close to amenities within walking distance of town centre
- EPC: D / Tax Band : A



Location

Woodville is well placed for the commuter with excellent road links to the towns of Burton upon Trent, Ashby de la Zouch and Derby, the M42 and A38 are also easily accessible in turn leading to the major cities of Birmingham and Nottingham. Woodville itself has excellent local amenities including Doctors surgery, Chemist, hairdressers, local DIY store, garage, convenience stores, hairdressers, newsagents, many eateries and Post office. Schools both primary and secondary are within walking distance, so ideal for young family. More comprehensive shopping facilities are available with a short drive to Swadlincote or Ashby-de-la

The Well Presented Accomodation

Overview

This charming traditional 3-bedroom terraced home located in the heart of Granville Street, Swadlincote boasts good size accomdation and is within walking distance of Swadlincote Town Centre.

Upon entering, you are greeted by a spacious lounge with an open fireplace with surround creating an inviting atmosphere, the lounge benefits from laminate flooring, centre light point and radiator. The lounge seamlessly flows into the dining room, providing a perfect setting for family meals and gatherings, again benefiting from laminate flooring, centre light point and useful understairs storage cupboard which houses the fuse box and offers plenty of useful storage space. Adjacent to the dining room is the newly fitted kitchen, offering both functionality and style with wood effect wall and base units, stainless steel 1 1/2 bowl sink, double oven, halogen hob and tiled flooring. The Kitchen also houses the Ideal Boiler and has a rear door leading out to the delightful rear garden. The downstairs bathroom, completes the ground floor accomodation, being recently refitted the bathroom comprises of a modern three piece suite including, P shaped bath with electric shower over, closed closet sink and drainer, low level wc, both tiling to the walls and floor, extractor fan and radiator.

Upstairs, the first floor accommodates three bedrooms, comprising a large double bedroom benefiting from a useful walk in wardrobe and two well-proportioned single bedrooms. Each bedroom provides comfortable living spaces, benefiting from fitted carpets, radiators, centre light points and windows overlooking the front & rear elevations. Either of the single bedrooms have the potential to be used

as a home workspace or as a dressing room depending on your needs.

The outdoor space is a highlight of this property, featuring a large and elongated garden with a mix of patio area and grass, with useful garden shed ideal for tools. An additional bonus to this property is that it is an enclosed private garden with new fenced boundaries meaning there is no access or right of way across the rear garden that needs to be provided.

Convenience extends to the street parking available to the front of the property, ensuring hassle-free access for homeowners and visitors . Additionally, the property is offered with no upward chain, simplifying the buying process.

With its desirable features and prime location, this home presents an excellent opportunity for both homeowners and investors alike. Considering its appeal and amenities, there is potential for a rental value of £700 per month.

Spacious Lounge

13'8 x 11'9 (4.17m x 3.58m)

Dining Room

13'8 x 10'9 (4.17m x 3.28m)

Fitted Kitchen

10'5 x 7'9 (3.18m x 2.36m)

Downstairs Bathroom

First Floor Stairs & Landing

Bedroom One

13'8 x 10'9 (4.17m x 3.28m)

Bedroom Two

10'2 x 7'6 (3.10m x 2.29m)

Bedroom Three

9'5 x 7'0 (2.87m x 2.13m)

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 COMPETITVE 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

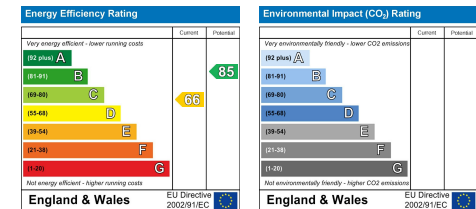
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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





Directions

For Sat Nav purposes use the postcode DE11 7JQ



Seabrook House, Dinmore Grange, Hartshorne,
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COUNCIL TAX

Band: A

The vendor informs us that the property is Flying 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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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

