



**47 Bretby Road**  
**Swadlincote, DE11 0LJ**  
**Reduced to £159,950**

**lizmilsom**  
**properties** 

## 47 Bretby Road, Swadlincote, DE11 0LJ

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to introduce to the market this 2 BEDROOM SEMI-DETACHED HOME. The property enjoys a pleasant position and benefits from having gas central heating, double glazing. The property in brief comprises; Cozy Lounge, Seperate Dining Room, fitted Kitchen, Downstairs Family Bathroom, two DOUBLE Bedrooms completing the accommodation in full. The property is approached via a block paved driveway. The rear elevation is fully enclosed with circular lawned area and seating area. EPC Rating "E"/Council Tax Band "A" - HURRY to VIEW call the multi-award winning Agents TODAY.....

- Ideal for first time buyers / Buy to let Investors
- Gas centrally heated & double glazed
- Cozy Lounge
- Fitted Kitchen
- Seperate Dining Area
- Downstairs Bathroom
- Two Double Bedrooms
- Private Rear Garden
- Close to Amenities
- Epc : E / Tax Band : A



## Location

### Overview

Welcome to 47 Bretby Road, Newhall, a charming 2-bedroom traditional style semi-detached home exuding character and comfort. As you enter, you are greeted by a cozy lounge featuring an exposed beam ceiling & gas fire creating a warm and inviting ambiance. The lounge also benefits from carpeted flooring, centre light point, Tv Point and Radiator. With double glazed window overlooking the front elevation.

Adjacent to the lounge is the dining room, also boasting exposed beam ceilings & carpeted flooring providing a cozy atmosphere perfect for entertaining or family meals. The dining room has a door off leading to the staircase offering access to the upper floor having a useful under stairs storage cupboard. This room also benefits from double glazed window which overlooks the delightful rear garden, radiator and centre light point. Entry to the fitted kitchen is through the archway.

The kitchen is well-appointed and functional, offering ample space for storage with cream wall & base mounted units, free standing cooker with extractor over, stainless steel sink, space and plumbing for washing machine, with a convenient downstairs bathroom adjacent. The Family bathroom comprises of low level wc, panelled bath with shower head and pedestal wash hand basin.

Ascending the stairs, you'll find two generously sized double bedrooms, both benefiting from carpeted flooring, radiator and double glazed window overlooking the front and rear elevations.

Outside, the property boasts a beautifully presented rear garden, featuring a circular lawn and a seating area, ideal for enjoying the sunshine during the summer months.

To the front of the property, there is a block-paved area with the potential to be converted into off-road parking, subject to the curb being lowered, providing added convenience.

With its traditional charm, well-designed living spaces,

and delightful outdoor areas, 47 Bretby Road offers a wonderful opportunity to embrace comfortable living in the heart of Newhall.

### Fitted Kitchen

10'11 x 6'6 (3.33m x 1.98m)

### Spacious Lounge

12'11 x 10'9 (3.94m x 3.28m)

### Dining Room

9'11 x 9'5 (3.02m x 2.87m)

### Bedroom One

12'10 x 10'9 (3.91m x 3.28m)

### Bedroom Two

9'10" x 9'5" (3.02 x 2.88)

### Bathroom

6'3" x 6'0" (1.91 x 1.85)

### 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

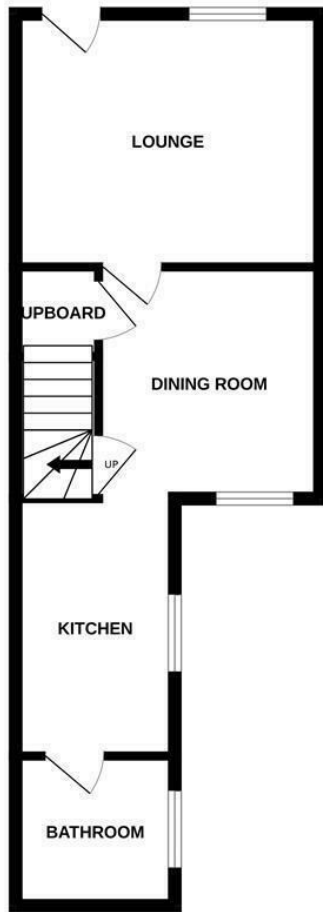
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

### Disclaimer

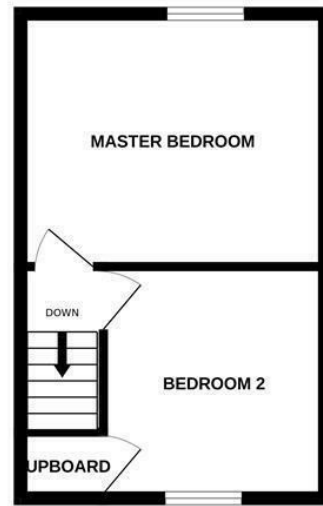
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
271 sq.ft. (25.2 sq.m.) approx.

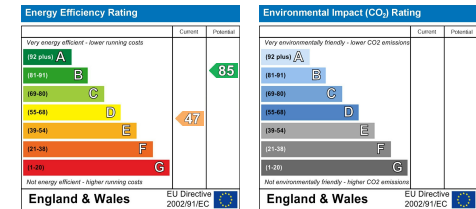


TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.

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 Sat Nav Purposes use the postcode DE11 0LJ



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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

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.

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