



19 Edward Street
Swadlincote , Derbyshire DE12 6LJ
Offers over £136,950

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properties 

**** LIZ MILSOM PROPERTIES **** are excited to bring to the market this modern TWO BEDROOM first floor APARTMENT set within a beautiful village location, which is secluded and quiet and set back from the road. The apartment in brief comprises; large OPEN PLAN Lounge, Diner, Kitchen area with several windows allowing for plenty of natural light. There are two DOUBLE Bedrooms both with fitted wardrobes and a spacious Bathroom. Externally there are Two allocated PARKING SPACES - EPC Rating "C"/Council Tax Rating "a" - Viewing of this APARTMENT is highly recommended - IDEAL First Time Buyer/ Buy to let opportunity - CALL TODAY.....

Location

Situated at the heart of the popular South Derbyshire village of Overseal, in The National Forest, the property is conveniently placed for access to all the village amenities, including the excellent primary school, village hall, Post Office, local convenience store and Public house, along with the numerous walks and activities on offer in the National Forest including the well known Conkers Overseal is also well placed for access to the motorway network (M42/M1/M6), making it a central and ideal commuter base.

Overview

Welcome to this charming two-bedroom apartment located on the first floor of Edward Street, Overseal.

As you step through the entrance door, you're greeted by the inviting open-plan lounge area. Bathed in natural light, this space boasts carpeted flooring, a French Juliette balcony door, perfect for letting in fresh air and sunlight, a TV point, and a telephone connection.

Adjacent to the lounge is the dining area, featuring carpeted flooring and a window overlooking the side elevation, offering a serene view of the surroundings. You'll also find a radiator to keep the space cozy and another French Juliette balcony door.

The kitchen is both functional and stylish, with tiled flooring and a window offering views of the side elevation. It's equipped with plumbing space for appliances, granite-effect worktops, and wood-effect wall and floor-mounted units providing ample storage space. The kitchen also benefits from 4-ring gas hob, extractor hood, electric oven, and stainless steel sink.

This apartment offers two generously sized double bedrooms, both with carpeted flooring and double glazed windows.

Completing the accommodation is the modern family bathroom, featuring a three-piece suite comprising a panelled bath with a shower over, a pedestal wash hand basin, and a low-level WC.

Outside, the property comes with the added convenience of two allocated parking spaces, ensuring hassle-free parking for residents and visitors alike.

Important Notes

The flat is a leasehold property with 102 years left on the lease. The current owners pay £25.00 monthly which includes builders insurance

Spacious Lounge

16'10" x 14'8"

Kitchen Area

9'4" x 8'9"

Dining Area

16'10" x 7'10"

Bedroom One

10'5" x 9'0"

Bedroom Two

10'1" x 8'4"

Directions

For Sat Nav purposes use the postcode DE12 6LJ

Family Bathroom

6'5" x 5'5"

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:

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 9.00 am - 8.00 pm Thursday
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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.

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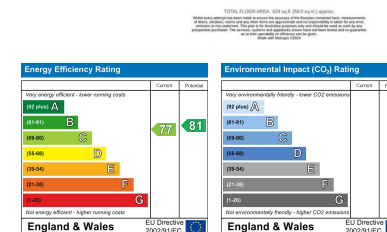
Measurements

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.

- 2 Bedroom First Floor Apartment
- Ideal Buy to let
- Offered with No Upward Chain
- Spacious Lounge
- Dining Area
- Fitted Kitchen
- 2 Double Bedrooms
- Family Bathroom
- 2 Allocated Parking Spaces
- EPC: C / Tax Band: A



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

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

COUNCIL TAX

Band: A

The vendor informs us that the property is Leasehold, 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

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THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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MAB 4202

