



**63 Regent Street**  
**Church Gresley, Swadlincote DE11 9PJ**  
**Reduced to £139,950**

**lizmilsom**  
**properties** 

## 63 Regent Street, Church Gresley, Swadlincote DE11 9PJ

\*\* LIZ MILSOM PROPERTIES \*\* are delighted to bring to the market this MUCH IMPROVED, 2 DOUBLE bedroomed MID-TERRACED HOME, being perfect for BUY-TO-LET INVESTORS or FIRST TIME BUYERS alike, benefiting from NO UPWARD CHAIN with gas central heating, double glazing, splendid fitted Dining Kitchen & ground floor contemporary Bathroom. Located close to amenities, schools and major road links. Internal inspection will reveal, Lounge, fitted Dining Kitchen with pantry cupboard, Inner rear Hallway and ground floor Bathroom. To the first floor there are two great sized DOUBLE Bedrooms with new floor coverings throughout - READY TO MOVE INTO! EPC rating "D" - Council Tax "A" Private yard and rear garden. TO VIEW: Call LIZ MILSOM PROPERTIES - Open late till 8pm Thursdays.....

- Much improved terraced home
- Offered CHAIN FREE
- Spacious Lounge
- Ground floor contemporary Bathroom
- Fully enclosed private rear garden
- Perfect for First time buyers/BTL
- Splendid fitted Kitchen/Diner
- 2 fantastic sized DOUBLE Bedrooms
- On Street Parking
- View early to avoid disappointment!



## Location

The property is pleasantly located on an established street, within walking distance to a parade of shops including a convenience Stores, public houses and a variety of independent shops. Church Gresley is approximately half a mile from Swadlincote town centre which provides all local amenities with shops, Supermarkets, eateries and a local cinema. Ideal for the commuter the property is well placed for the road networks including easy access to the A444, A511, A38 and M42 which leads to the major towns of Birmingham, Nottingham and beyond.

## Overview - Ground Floor

The property benefits from double glazing, gas central heating and fitted floor coverings, so is READY TO MOVE INTO and with the added benefit - CHAIN FREE.

The property is situated behind a small walled garden with path which leads directly to the front entrance door. Entering into the property the entrance door leads directly into the front Lounge, with practical laminate flooring, fire surround, radiator, TV point and light point.

Door leads through to the Inner Hallway with stairs leading off to the first floor and landing and further door leading through to the splendid fitted Dining Kitchen, which is located to the rear of the property, a range of wall and floor high specification units with ample work surfaces and inset stainless steel 1.5 bowl sink unit and space for fridge freezer. The integrated electric oven, hob and extractor over are all included in the sale There is a useful under stairs cupboard for storage which is also houses the electric fuse box and light supply. Laminate flooring and window overlooking the rear garden. The dining Kitchen has plenty of space for a dining table albeit the current Vendors have utilised a breakfast bar area providing extra floor space.

Leading through to the rear Inner Lobby having a door leading out to the rear yard and garden. Leading off the Inner Lobby is the ground floor Bathroom.

Completing the ground floor accommodation in full the Bathroom, has a modern contemporary three piece white suite, including bath with mains shower over, tiling to the walls and laminated flooring and spot light feature lighting. There is an opaque window to the rear elevation providing plenty of natural light.

## Overview - First Floor

Stairs lead from the ground floor from the Inner Lobby situated between the Lounge and the Dining Kitchen. The stairs are carpeted, banister and centre light point - all first floor accommodation leads off.

It should be noted that both Bedrooms are of very similar size being great DOUBLE Rooms.

Bedroom one is located to front elevation, with useful storage cupboard, having centre light point, fitted carpets, radiator and double glazed window.

Bedroom Two is located overlooking the rear aspect and is a further good sized double room, with centre light point and carpet to the flooring.

## Overview - Outside

The property is approached via a small walled fore garden with shared side access pathway leading to a gated rear garden. The rear garden is fully enclosed with patio area, yard and long lawned garden with fenced panelled boundaries. A great outdoor space for entertaining.

## Lounge

11'3 x 11'1 (3.43m x 3.38m)

## Inner Hallway

## Kitchen/Diner

11'10 x 11'1 (3.61m x 3.38m)

## Rear Inner Hallway

## Groiund Floor Bathroom

## Stairs to Fist Floor & Landing

## Bedroom One

12'10 x 11'3 (3.91m x 3.43m)

## Bedroom Two

12'10 x 12'9 (3.91m x 3.89m)

## 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, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - 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

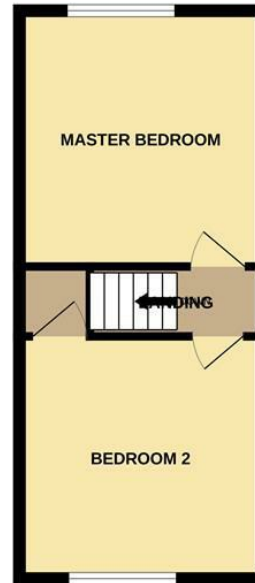
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



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

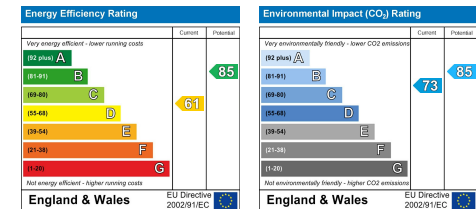


## Directions

The property is best approached by travelling along Hearthcote Road Swadlincote and turning left into Gresley Wood Road. Proceed for some distance turning right at the top of the hill into George Street and Regent Street is a turning on the left hand side. Continue along this road for a and the subject property is situated on the left hand side. For SAT NAV purposes use DE11 9PJ NB parts of Regent Street are one way only

TOTAL FLOOR AREA : 674 sq.ft. (62.6 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.  
Made with Metropix ©2024



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](mailto:liz.milsom@lizmilsomproperties.co.uk)

🌐 [lizmilsomproperties.co.uk](http://lizmilsomproperties.co.uk)

## 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.

**We can search  
1,000s of mortgages  
for you**

It could take just 15 minutes with  
one of our specialist advisers:

Call: **01283 219336**  
Online: [www.mortgageadvicebureau.com/lizmilsom](http://www.mortgageadvicebureau.com/lizmilsom)

**M** Mortgage  
Advice Bureau

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