



**15 Tern Avenue**  
**Woodville, Derbyshire DE11 7QN**  
**£190,000**

**lizmilsom**  
**properties** 



## 15 Tern Avenue, Woodville, Derbyshire DE11 7QN

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to offer for this this two Bedroom SEMI-DETACHED HOME - IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS **\*\* READY TO MOVE INTO**, this great starter home benefits from AMPLE OFF ROAD PARKING, gas central heating, double glazing and situated on the EVER POPULAR 'BIRDS' ESTATE. Kitchen with Sun Room/Dining Area, Lounge, TWO bedrooms, re-fitted Shower Room and enclosed rear garden. EPC Rating "D"/Council Tax Band "A" - CALL LIZ MILSOM PROPERTIES to avoid disappointment TODAY

- Ideal For FIRST TIME BUYERS
- Kitchen, Sun Room/Dining Area
- Family Bathroom
- Ample OFF ROAD PARKING
- Close to Amenities
- Two Bedroom SEMI-DETACHED
- Open Plan Hallway/Lounge
- Enclosed Rear Garden
- Much Sought After Location
- HURRY TO VIEW



## LOCATION

Woodville is well placed for the community 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, garage, convenience stores, hairdressers, newsagents, Post Office and pharmacy.

## Accommodation In More Detail'

PVCu entrance door provides access to the;

### Entrance Hallway

With fitted carpet, centre light point, radiator and double glazed window to the side elevation open plan aspect through to the;

### Lounge

12'0 x 11'10 maximum (3.66m x 3.61m maximum)  
A focal point of which is the Adams style fire surround with raised hearth and modern coal effect electric fire. Double glazed window to the front elevation, TV aerial point, radiator, fitted carpet, spot light feature lighting and stairs leading off to first floor with door leading to the;

### Fitted Kitchen

12'0 x 8'0 (3.66m x 2.44m)  
Having a good range of wall and floor mounted units, ample rolled edge work surface areas and inset stainless steel sink unit. Included in the sale is the four ring gas hob, 'Hotpoint' electric oven and extractor hood over. Space for fridge-freezer, plumbing for automatic washer and space for tumble dryer. Spot light feature lighting , laminate flooring, double glazed window to the rear elevation and wall mounted 'Vokera' boiler which is carefully concealed behind a matching door front and serves both the central heating and domestic hot water systems.

### Sun Room/Dining Area

8'1 x 6'0 (2.46m x 1.83m)  
A great addition to the home with double glazed French doors leading to the rear garden, laminate flooring, spot light feature lighting and radiator.

## First Floor and Landing

All accommodation leads off, ceiling light point, fitted carpet and double glazed window to the side elevation.

### Bedroom One

12'0 x 8'10 (3.66m x 2.69m)  
With two double glazed windows to the front elevation, fitted carpet, centre light point, radiator and built-in wardrobes with separate drawers.

### Bedroom Two

10'1 x 6'0 (3.07m x 1.83m )  
A further double Bedroom overlooks the rear elevation with fitted carpet, centre light point and radiator.

### Newly Fitted Shower Room

5'1 x 5'1 (1.55m x 1.55m)  
The Shower Room has been re-fitted and has a modern feel with a three piece white suite comprising of double shower cubicle with inset mains shower, wash hand basin and low level WC. Full tiling to walls, spot light feature lighting , radiator, extractor fan and opaque double glazed window to the rear elevation.

### OUTSIDE - Front

The property is set well back from the road behind a large gravelled area and driveway providing AMPLE OFF ROAD PARKING for several vehicles. Steps down to the front entrance door and side pedestrian access leads to the rear garden.

### Enclosed Rear Garden

Being mainly laid to lawn with a good sized patio area which is ideal for entertaining and further gravelled area. Garden shed, fence panelled boundaries and side pedestrian access leading to the front.

### DRAFT DETAILS

LMP/VP/29092016. 1 DRAFT

It should be noted that these are DRAFT DETAILS which are awaiting APPROVAL from the sellers. Therefore if there is anything that you would wish to check prior to visiting the property for an internal inspection, then please contact our office before making the journey, call 01283 219336 or email: sales@lizmilsomproperties.co.uk

## PROPERTY TO SELL? THEN WHY PAY MORE....

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.

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### VIEWING ARRANGEMENTS

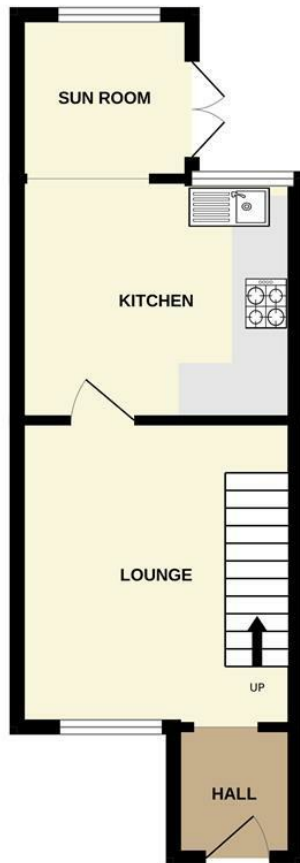
Strictly by telephone appointment through the Agent, call 01283 219336.



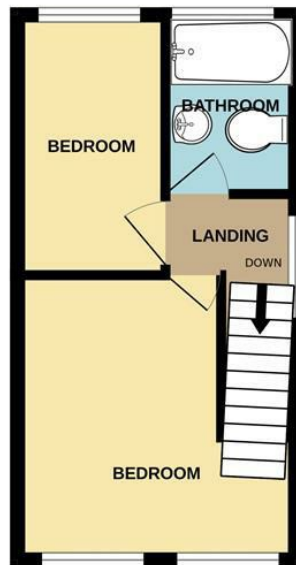




GROUND FLOOR



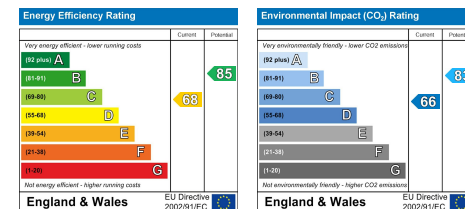
1ST FLOOR



## Directions

The property is best approached by travelling out of Swadlincote town centre from Derby Road, at the 2nd set of traffic lights proceed straight ahead to Swadlincote Road. At the tollgate roundabout take the 2nd exit sign posted A514 to Derby and proceed into Hartshorne Road, Woodville. Take the 3rd right into Falcon Way, follow the road round for a short distance and take the next right into Tern Avenue. Follow the road round and the subject property is situated on the left hand clearly denoted by our distinctive red 'For Sale' board.

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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## 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

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