



**15 Anchor Close**  
**Swadlincote, Derbyshire DE11 8LZ**  
**Reduced to £195,950**

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**properties** 

## 15 Anchor Close, Swadlincote, Derbyshire DE11 8LZ

**\*\*LIZ MILSOM PROPERTIES LTD\*\*** presents a **FANTASTIC OPPORTUNITY** to purchase a 2-bedroom **END-TOWN HOUSE** located on the sought-after estate off Frank Bodicote Way. This property boasts ample **OFF-ROAD PARKING**, gas central heating, double glazing, a modern fitted Dining Kitchen, a spacious Lounge, Cloaks/WC, two well-sized bedrooms, and a family bathroom. The exterior features low maintenance gardens, perfect for easy upkeep. With an EPC Rating of "D," this home is ideal for **FIRST-TIME BUYERS** or **BTL INVESTORS**. Don't miss out—schedule your viewing today with the **MULTI Award-Winning Agents LIZ MILSOM PROPERTIES**, Open until late weekdays.....

- Great starter home/BTL investor
- PVCu Double Glazing
- Cul-de-sac location close to town
- Kitchen/Diner & Conservatory
- Low Maintenance Gardens
- Gas Central Heating
- Side Parking & a further Allocated
- Guest Cloaks/WC - Spacious Lounge
- Two Double Bedrooms & Family Bathroom
- **CALL TODAY**



## Location

The property is situated on the ever popular Swadlincote Woodlands estate, being within easy walking distance of the town centre, where there are a variety of shops, eateries, high street banks, supermarkets and a local cinema. With great access to local amenities, excellent commuter routes and easy access to the M42. This estate is surrounded by Swadlincote Woodlands where you can explore the numerous woodland walks and nature trails ....all on your doorstep and is also close enough to walk in to town. The towns of Burton on Trent, Lichfield, Derby & Tamworth are within easy commuting distance. The M42 can also lead to the M1 making Nottingham, Birmingham and beyond very accessible.

## Ground Floor - Overview

The property is accessed via the front entrance door which leads directly into the Entrance Hallway. The useful downstairs cloak is located to the front of the property with a white two piece suite consisting of low level WC and wash hand basin. The spacious Lounge is also located overlooking the front elevation, having a feature media wall, centre light point radiator and carpeted flooring - with stairs leading off to the First Floor and Landing. The Kitchen/Diner is a good sized room with pantry storage cupboard off - having a range of light wall and floor mounted units with contrasting black door furniture, inset sink unit and drainer, built-in electric oven and gas hob with extractor over. There is plumbing for a washing machine and space for a fridge freezer. The Conservatory completes the ground floor accommodation and is a great addition to this family home - with patio doors leading out on to the rear garden and patio area, tiling to the floor and TV aerial point.

## First Floor - Overview

With all accommodation leading from the landing area Bedroom one is located overlooking the rear elevation with a range of built-in wardrobes, carpet to the flooring, centre light point, radiator and TV aerial point. Bedroom two is a further good sized double with storage cupboard, window overlooking the front elevation, centre light point, TV aerial point and carpet to the flooring. The Family Bathroom has been re-fitted with a modern contemporary feel having an opaque PVCu double glazed window overlooking the side elevation, with a three piece white suite consisting of low level WC, panelled bath with main shower over and pedestal wash hand basin.

## Entrance Hallway

4'0 x 3'10 (1.22m x 1.17m)

## Downstairs Cloaks/WC

4'8 x 4'0 (1.42m x 1.22m)

## Spacious Lounge

13'2 x 12'5 (4.01m x 3.78m)

## Kitchen/Diner

12'4 x 8'7 (3.76m x 2.62m)

## Conservatory

10'3 x 9'5 (3.12m x 2.87m)

## Stairs to the First Floor & Landing

## Bedroom

10'6 x 8'7 excl robes (3.20m x 2.62m excl robes)

## Bedroom

12'5 x 6'9 (3.78m x 2.06m)

## Family Bathroom

6'2 x 6'0 (1.88m x 1.83m)

## Outside - Front

The property occupies a CUL-DE-SAC location off Outram Drive and is situated at the head of the cul-de-sac with limited passing traffic. Front garden is low maintenance with a OFF ROAD PARKING for two vehicles and access gate to the rear garden and patio area.

## Outside - Rear

Side pedestrian access with timber gate leads to the fully enclosed rear garden which comprises of a patio area and is tiered with steps down leading to a further decked area with panelled fenced boundaries. A beautiful spot for outdoor entertaining.

## Property to Sell? Then why pay more?....

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## 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.

## 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.

## 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.

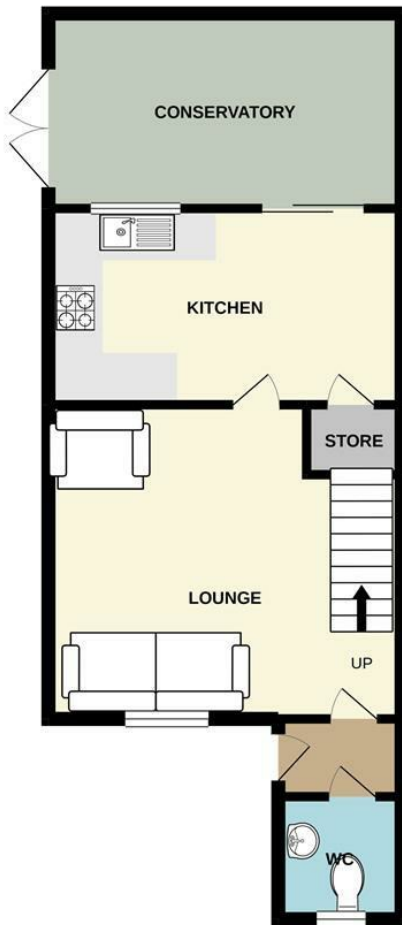
## Tenure

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.

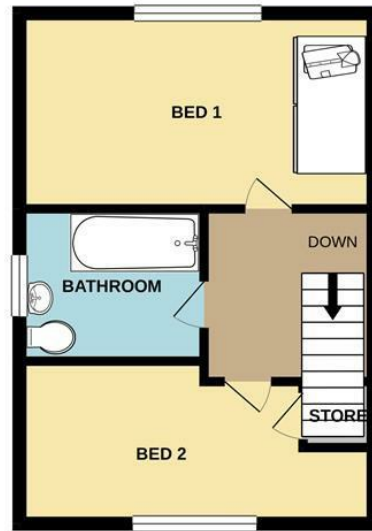
21.-8.2021 - DG Draft 1



GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.3 sq.m.) approx.

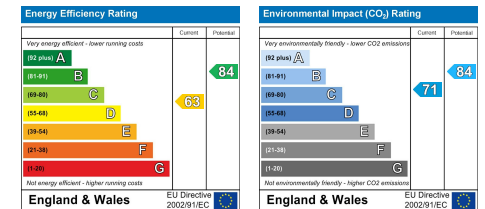


TOTAL FLOOR AREA: 794 sq.ft. (73.7 sq.m.) approx.

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

Upon leaving Civic Way continue up to the Morrisons traffic lights taking a left turn into Frank Bodicote Way taking a left turn into Outram Drive and a left again into Anchor Close where the property can be found in the cul-de-sac clearly denoted by our distinctive red 'For Sale' Board.



Seabrook House, Dinmore Grange, Hartshorne,  
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## COUNCIL TAX

Band: B

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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