



**143 Moira Road**  
**Woodville, DE11 8DH**  
**£140,000**

**lizmilsom**  
**properties** 

## 143 Moira Road, Woodville, DE11 8DH

**\*\*LIZ MILSOM PROPERTIES \*\*** in conjunction with IAMSOLD AUCTIONS are delighted to offer this SEMI-DETACHED three bedroom HOME. In need of an upgrade, yet offering HUGE POTENTIAL. The accommodation comprises : Reception Hallway, Lounge/Diner, Breakfast Kitchen/Diner. To the First Floor there are THREE good sized Bedrooms and a Family Bathroom. Externally there is OFF ROAD parking to the rear elevation along with a single GARAGE built within a block of four. There is also gated access which leads to the rear low maintenance garden. VIEWING is absolutely ESSENTIAL - Offered with NO UPWARD CHAIN - EPC Rating "D", Council Tax Band "B"- To view: CALL the multi-Award winning Agents, LIZ MILSOM PROPERTIES.

**\*\* AUCTION TO COMMENCE shortly - Book you viewing appointment TODAY!!**

**NOTE : This property is for sale by MODERN METHOD OF AUCTION powered by IAMSOLD Ltd- Starting Bid £140,000 plus Reservation Fee - Please refer to the 'Auctioneers Comments'**

- For Sale by Modern Auction – Terms & Conditions apply
- Buyers Fees Apply
- Lounge/Diner, Breakfast Kitchen/Diner
- Family bathroom
- Excellent road links for the commuter
- Subject to Reserve Price
- SEMI-DETACHED Home
- Three bedrooms
- Garage & OFF ROAD PARKING
- Call to View.....



## Location

Woodville is well placed for the commuter 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, Chemist, hairdressers, local DIY store, garage, convenience stores, hairdressers, newsagents, many eateries and Post office. The area is well equipped with schools, all within close proximity, Woodville Primary on High Street and Granville Academy on Burton Road. More comprehensive shopping is available at Swadlincote or Ashby-de-la-Zouch, approximately 3 miles away.

## Auctioneers Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, IAMSOLD Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with IAMSOLD and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by IAmSold.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Overview - Ground Floor

This is a unique opportunity to acquire a property in need of a complete overhaul, perfect for investors or buyers looking to create their dream home from scratch. Situated in a desirable area, this property offers great potential for development and customization to suit your individual tastes and requirements. Upon entering the property, you are welcomed by a spacious reception hallway featuring carpeted flooring and stairs leading to the first floor. The hallway provides access to the main living areas of the ground floor. The Lounge/Diner is a generously sized room with a window to the front elevation, providing ample natural light. This room also features patio doors that open onto the rear garden area, creating a bright and airy space. The lounge/diner is carpeted and includes two central light points, radiators, a TV point, and a fire surround with an inset electric fire. The Breakfast Kitchen/Diner, while in need of a complete refurbishment, boasts a good range of existing wall and floor mounted units. It includes an integrated electric oven, hob, and extractor, as well as a useful breakfast bar area. There is plumbing and space for additional appliances, with doors leading to both the front and rear elevations. The final room on the ground floor is the Lean to Conservatory which overlooks the rear garden and has tiling to the floors.

## Overview - First Floor

Stairs from the ground floor rise onto the landing area, which provides access to all first-floor accommodation. The first floor features two DOUBLE bedrooms and one single bedroom. Each bedroom offers potential for a comfortable and personalized living space. Completing the first-floor accommodation is the family bathroom, which includes a three-piece suite and a window to the rear elevation, providing natural light and ventilation.

## Reception Hallway

### Lounge/Diner

25'0" x 14'2" (7.64m x 4.33m)

### Breakfast Kitchen/Diner

18'6" x 14'6" (5.64m x 4.44m)

### Lean To

10'2" x 9'3" (3.12m x 2.84m)

## Stairs to First Floor & Landing

### Bedroom One

13'11"x 9'10" (4.26mx x 3.02m)

### Bedroom Two

10'5" x 10'2" (3.19m x 3.10m)

### Bedroom Three

9'3" x 6'11" (2.82m x 2.11m)

### Family Bathroom

7'8"x x 6'2" (2.34mx x 1.88m)

## Outside - Overview

Externally, the front elevation boasts a beautiful and well-maintained garden situated behind a wall with a wrought iron gate providing access. The single garage is accessible via a private driveway, which

also leads to the rear garden through double wrought iron gates. The rear garden is designed for low maintenance, offering a practical and pleasant outdoor space.

## 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.

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9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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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.

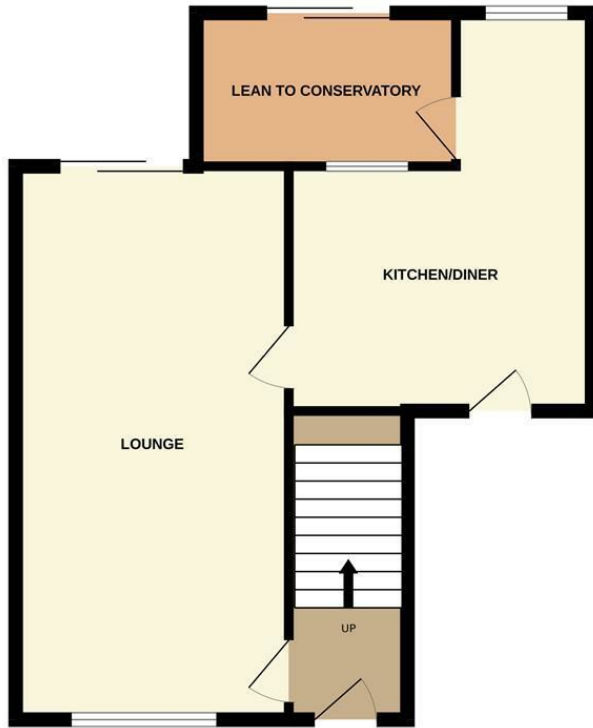
## Tenure

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.



GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.

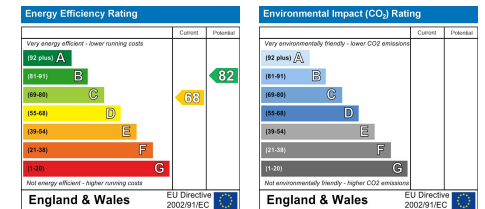


TOTAL FLOOR AREA : 941 sq.ft. (87.5 sq.m.) approx.

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 SatNav Purposes Follow DE11 8DH where the subject property can be clearly denoted by our distinctive red "For Sale" board.



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

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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

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.

MAB 4202

