



11 Bishops Gate
Woodville, Swadlincote, Derbyshire DE11 8DT
Offers over £210,000

lizmilsom
properties 

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** LIZ MILSOM PROPERTIES ** are delighted to bring to the market this well presented **READY TO MOVE INTO** semi-detached home located on a quiet residential cul-de-sac, close to local amenities with excellent roadlinks to M42, A444 and A511 & added benefit of **NO UPWARD CHAIN!!** Perfect for a first home, ideal for downsizers and BTL investors. Internal inspection will reveal: Entrance hall, **TWO** reception rooms, Splendid Conservatory, fitted kitchen. To the first floor there are three generous sized bedrooms and family bathroom including shower. With private off road parking for 2-3 vehicles and low maintenance rear garden. EPC rating D - note New boiler installed 2018. **EARLY** viewings are highly advised by LIZ MILSOM PROPERTIES as we are expecting a **HIGH DEMAND**, call our dedicated sales team today.

- Offered **CHAIN FREE!!**
- Ready to move into, splendid 3 bed semi
- Gas central heating & double glazing
- Modern bathroom incl shower
- Cul-de-sac & low maintenance rear garden
- Perfect for first time buyers or downsizers!
- 3 Reception Rooms incl Conservatory
- Two double and single bedrooms
- Off road parking for 2 cars. Non estate
- **VIEW EARLY - High demand expected!!**



Location

The property occupies a very pleasant location within this non estate small select & quiet cul-de-sac, just off Chapel Street, Woodville. Woodville is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch, Leicester and Derby, the M42/A38 motorway is easily accessible. Amenities close by include a Tesco Express Store, Chemist, Hairdressers, Nursery and primary school. More comprehensive shopping facilities are available at Swadlincote and Ashby de la Zouch.

Overview - Ground floor

The property benefits from gas central heating (with a Ideal 'Logic' gas boiler being installed in 3 January 2018) so the EPC rating would be improved. The property has uPVC double glazing throughout and has recently had new carpets to the first floor bedrooms, practical laminate flooring to the ground floor and new blinds to the Conservatory and carpet.

The property is best approached by the front entrance door which is protected by an attractive storm canopy. The door enters into the Reception Hall with practical laminated floor and carpeted stairs leading off to the first floor and landing. Door then leads into the front facing Lounge with feature fire surround with fitted electric fire, TV aerial and laminate flooring which continues in to the Dining room and Kitchen. Double doors provide access to the dining room with door to fitted Kitchen and Conservatory. This room is a good size, having the benefit of space for a dining table and work station for those still working from home. Patio doors then lead to the third Reception Room, a splendid Conservatory with brick-built base, fitted carpet, centre ceiling fan and fitted blinds. A rear door leads through to the extensive patio area which has been landscaped in recent years, with ease of maintenance. Completing the ground floor accommodation is the fitted Kitchen, which is entered from the Dining room, having an extensive range of white high gloss wall and floor mounted units with work surface areas over, sink unit and drainer, fitted built in oven and hob with extractor fan above, plumbing for an automatic washing machine and space for fridge freezer. There is a useful deep pantry/storage cupboard and door giving access to the side driveway and rear garden.

Overview - First floor

The first floor is accessed via the stairs leading directly from the Reception Hallway - with all accommodation leading off. Bedroom One is located overlooking the rear elevation with carpet to flooring, TV aerial point, centre light point, radiator and built in double wardrobe. Bedrooms Two and Three are both located overlooking the front elevation with

carpet to flooring. Bedroom Two is a double Bedroom with fitted carpet, Bedroom is a single. Completing the first floor accommodation is the family bathroom which is located to the rear and is situated at the top of the stairs and has an opaque window to the side elevation, white three piece suite including fitted panelled bath with Triton electric shower over, screen, pedestal wash hand basin and low level WC, attractive tiling to walls and floor.

The Well Presented Accomodation

Entrance Hall

4'5 x 4'3 (1.35m x 1.30m)

Spacious Lounge

14'2 x 11'1 (4.32m x 3.38m)

Separate Dining Room

11'1 x 6'10 (3.38m x 2.08m)

Great sized Conservatory

9'7 x 8'6 (2.92m x 2.59m)

Fitted Kitchen

10'4 x 7'3 (3.15m x 2.21m)

Stairs and first floor Landing

Double Bedroom One

12'1 x 7'7 (3.68m x 2.31m)

Double Bedroom Two

10'7 x 7'7 (3.23m x 2.31m)

Bedroom Three

7'2 x 6'4 (2.18m x 1.93m)

Family Bathroom

7'1 x 6'1 (2.16m x 1.85m)

Outside

The property is pleasantly situated in this non estate location and is set back from the road behind a lawned fore garden with shaped border with low maintenance grey slate covering. The rear garden can be accessed from the property via the Conservatory or via the timber gated access from the side driveway and leads into a landscaped low maintenance rear garden having an extensive patio area which is accessed via steps and a gravelled area with colourful specimen shrubs laburnum, acer, rhododendron. The property is not directly overlooked to the rear and has panelled fenced boundaries. Perfect for entertaining with family and friends.

Side driveway providing off road parking

Private side driveway provides off road parking for 2-3 cars.

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.

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:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

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9.00 am – 4.00 pm Saturday

Closed - Sunday

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Measurements

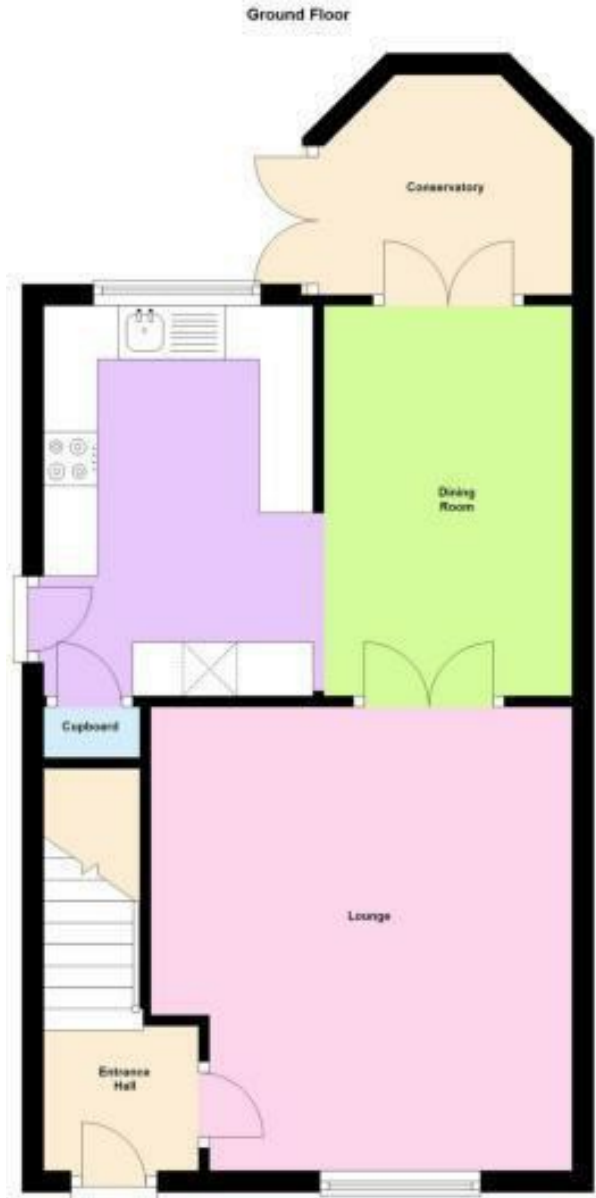
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended 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.

LMPL/LMM/14.09.2024/1 DRAFT

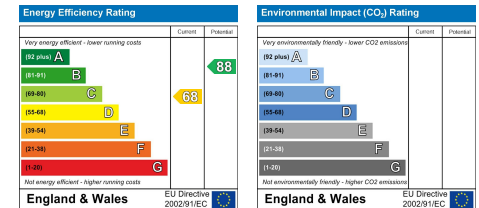




Please note - these are not to scale For display purposes only
Plan produced using PlanUp

Directions

The property is best approached by leaving our office in Dinmore Grange and turning right onto Woodville Road, Hartshorne (A514) from the Clock Garage roundabout on the A511 trunk road, take the 2nd exit into Moira Road, proceed for some distance, then take a left onto Chapel Street and the next left onto Bishops Gate where the subject property is situated on the left hand side clearly denoted by our distinctive red 'For Sale' board. For SAT NAV purposes use DE11 8DT



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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