



**6 Belvedere Road**  
**Woodville, Swadlincote, DE11 7EQ**  
**£189,950**

**lizmilsom**  
**properties** 

## 6 Belvedere Road, Woodville, Swadlincote, DE11 7EQ

FULLY MODERNISED well proportioned 3 bedroomed home, offering READY TO MOVE INTO accommodation WITH ADDED BONUS OF DOUBLE WIDTH OFF ROAD PARKING, directly in front of the property. MOTIVATED SELLER HURRY TO VIEW!! This splendid three bedroomed family home with gas central heating, double glazing & private non overlooked rear garden, is perfect for FIRST TIME BUYERS & downsizers. Internal inspection will reveal: Spacious Living room, well equipped fitted Kitchen and ground floor Shower Room. On the first floor there are three generous sized bedrooms. Delightful non overlooked rear garden. We strongly recommend an EARLY internal inspection as the home is EXTREMELY WELL PRESENTED and offers a modern contemporary design. Council Tax Band A - EPC rating E. TO VIEW Call LIZ MILSOM PROPERTIES today.

- Ready to move into !!
- DOUBLE WIDTH OFF ROAD PARKING
- Splendid fitted Breakfast Kitchen
- Two double bedrooms & generous single
- Close to amenities. EPC E Council Band A
- Older style 3 bedroomed refurbished home
- Spacious Living room
- Ground floor well equipped Shower Room
- Private non overlooked rear garden
- GREAT FIRST BUY!! View early!



## Location

The property occupies a very pleasant location within this well established road, of similar properties, just off High Street or Moira Road, Woodville. Amenities close by include a convenience Store, Chemist, Hairdressers, Post office and eateries, being just a short car journey from the busy market town of Swadlincote, with a wide range of amenities including a retail park, two large supermarkets, bars and restaurants and a multi screen cinema. Nursery primary school and secondary schools are all within close proximity More comprehensive shopping facilities are available at Swadlincote and Ashby de la Zouch. The property is also well placed for the commuter, with easy access to the city and town centres of Derby, Tamworth, Lichfield, Burton on Trent with excellent road links to the A514, A444, A511 and M42.

## Overview

The main entrance to the property is to the front, where a door opens to the lounge which has a large box bay window to the front, creating additional living space, and an archway through to the main lounge which has a feature recessed fire place. A doorway from the lounge leads to the breakfast kitchen where there is a good range of contemporary style, grey high gloss wall and base units with a built in hob and oven, housing for the 'Ideal Spirit' central heating boiler, along with appliance spaces and room for a table. There's also a door from the kitchen to the delightful private rear garden. Stairs lead off from the Kitchen to the first floor and a further door to the ground floor well equipped shower room. This has a shower cubicle with a mains shower, and a vanity wash basin and WC with storage cupboards. There's also a lobby area with under stairs storage.

To the first floor and landing having access to the loft, which is part boarded and has a loft ladder, useful built in linen storage cupboard. The master bedroom is a generous double located to the front, having free standing wardrobes, which may be acquired by separate negotiation as is bedroom three - a generous sized single which is currently used as a work station/office. Bedroom two is also a double, with a semi vaulted ceiling, overlooking the rear garden.

## The ready to move into accommodation comprises:

### Spacious Living Room

14'9" x 11'11" + 7'10" x 5'6" (bay) ( 4.50 x 3.65 + 2.4 x 1.7 (bay))

### Splendid fitted Breakfast Kitchen

16'10" x 7'2" max (5.15 x 2.2 max)

### Ground floor well equipped Shower Room

### Stairs to first floor and landing

### Double bedroom

12'9" x 11'11" (3.90 x 3.65)

### Double bedroom

12'11" x 7'6" max (3.94 x 2.30 max)

### Third bedroom/Office

6'8" x 9'4" (2.05 x 2.85 )

### Outside

### Double width OFF ROAD PARKING to the front

### Low maintenance front garden

Fully enclosed with panelled fenced boundaries and gate, with path leading to the front entrance door and blue slate covering.

### The non overlooked rear garden

Side pedestrian from the front of the property provides access to the private and not overlooked rear garden with smart block paved patio, lawn and very useful outbuilding for storage.

### 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.

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### 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

### 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.

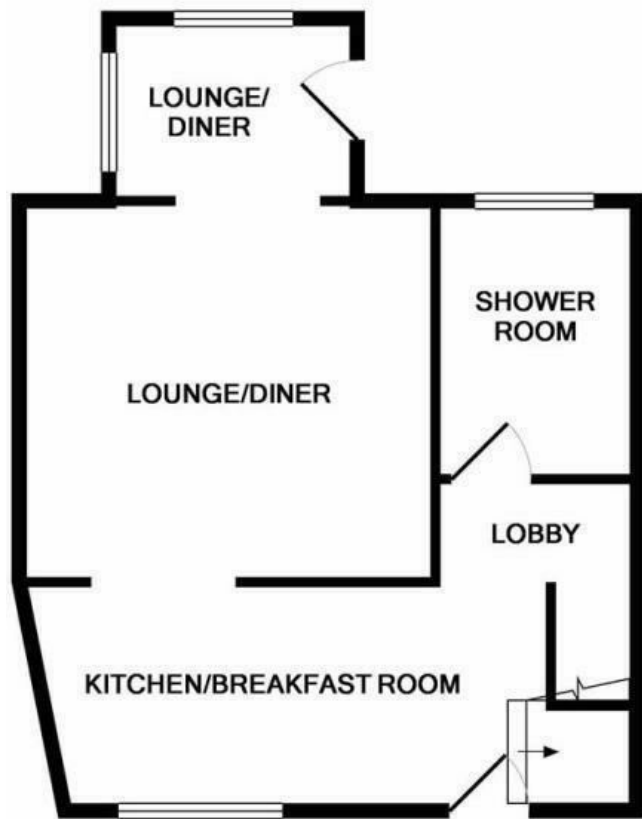
### Disclaimer

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/21.09.2024/1 DRAFT

LMPL/LMM/22.09.2024/2 APPR





GROUND FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.0 SQ.M.)

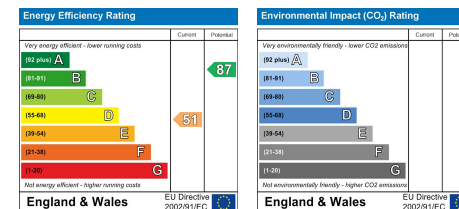
TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

The property is best approached by travelling from our Office in Hartshorne, turn right and travel along the A514 towards Woodville. Upon reaching the roundabout, take the first exit on to High Street, Woodville (A511) towards Ashby-de-la-Zouch. After a short distance turn right into Belvedere Road, this road has restricted access and therefore there is limited traffic. The subject property can be found on the right hand side, clearly denoted by our distinctive 'red' For Sale board. For SAT NAV purposes use DE11 7EQ



Seabrook House, Dinmore Grange, Hartshorne,  
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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

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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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

