



7 Tern Avenue
Woodville , DE11 7QN
Reduced to £165,000



**** 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 being offered with NO UPWARD CHAIN, AMPLE OFF ROAD PARKING, gas central heating, double glazing and situated on the EVER POPULAR 'BIRDS' ESTATE. Kitchen/Diner, Lounge, TWO bedrooms, Family Bathroom and enclosed rear garden. EPC Rating "D"/Council Tax Band "A" - CALL LIZ MILSOM PROPERTIES to avoid disappointment TODAY

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.

Ground Floor - Overview

Upon entering through the front door, you step into a spacious Lounge with stairs leading up to the first floor and landing. The Lounge is positioned to the front of the property and features a fireplace with insets gas coal effect fire, laminated flooring, TV point, radiator and a door that opens into the Kitchen/Diner. Located at the rear, the Kitchen offers a view of the garden and is equipped with ample wall and floor mounted units, sink with drainer and space for appliances. The Diner area flows through from the Kitchen and has patio doors leading out on to the rear garden and patio area.

First Floor - Overview

Upstairs, there are two spacious double bedrooms and a main bathroom fitted with a three-piece suite, consisting of a toilet, wash basin, and a bath with a shower overhead. The second bedroom, located at the rear of the property, includes fitted wardrobes, while the master bedroom at the front provides ample space for bedroom furniture.

Outside - Overview

As you approach the property, a large front driveway guides you to the side enclosed parking which in turn leads through to the rear fully enclosed garden.

The rear garden is a good sized plot which has been mainly laid to lawn with fence panelled boundaries and a patio area - ideal for entertaining during the summer months.

Lounge

12'2 x 12'1

Kitchen/Diner

12'2 x 8'0

Stairs to First Floor & Landing

Bedroom One

12'2 x 8'10

Bedroom Two

8'7 x 6'1

Family Bathroom

5'9 x 5'7

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
 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

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.

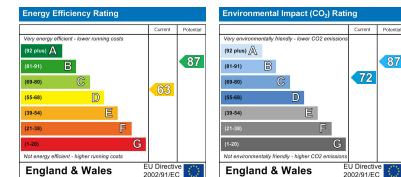
Tenure

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.

- Ideal For FIRST TIME BUYERS
- Two Bedroom SEMI-DETACHED
- Kitchen/Diner
- Open Plan Lounge
- Family Bathroom
- Enclosed Rear Garden
- Ample OFF ROAD PARKING
- Much Sought After Location
- Close to Amenities
- OFFERED WITH NO UPWARD CHAIN



While every effort has been made to ensure the accuracy of the figures contained here, responsibility for their inclusion, omission and any other errors or omissions is taken by the user. The information is provided for general information only and is not intended to constitute an offer of any financial product or service. It is not intended to be used as a guide to room sizes and is not intended to be used when ordering carpets or flooring. © Liz Milsom Properties Ltd 2020



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

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

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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 Milson 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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