



**17 Edward Street  
Overseal, DE12 6LJ  
Offers over £125,000**

**lizmilsom**  
properties 



## 17 Edward Street, Overseal, DE12 6LJ

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to bring to the market, this modern TWO BEDROOM FIRST FLOOR APARTMENT set within a beautiful National Forest village location, which is secluded and quiet and set back from the road. The apartment in brief comprises; large OPEN PLAN Lounge/Diner, fitted Kitchen area with several windows & Juliette balconies, allowing for plenty of natural light. There are two DOUBLE Bedrooms and a spacious Bathroom. Externally there are Two allocated PARKING SPACES - EPC Rating "C"/Council Tax Rating 'A' - Viewing of this APARTMENT is highly recommended - IDEAL First Time Buyer/ Buy to let opportunity - CALL TODAY.....

- Offered with No upward chain!!
- Spacious open plan accommodation
- Fitted Kitchen with oven and hob
- Family bathroom,
- Excellent roadlinks to A444, A511 A38
- Modern first floor Apartment
- Lounge Diner with Juliette balconies
- 2 generous sized bedrooms
- Allocated parking - Great views
- Viewing strictly by appointment



## Location

Situated at the heart of the popular South Derbyshire village of Overseal, in The National Forest, the property is conveniently placed for access to all the village amenities, including the excellent primary school, village hall, Post Office, local convenience store and Public house, along with the numerous walks and activities on offer in the National Forest including the well known Conkers Overseal is also well placed for access to the motorway network (M42/M1/M6), making it a central and ideal commuter base.

## Overview

Welcome to this charming two-bedroom spacious apartment located on the first floor of Edward Street, Overseal.

As you step through the entrance door, you're greeted by the inviting open-plan lounge area. Bathed in natural light, this space boasts carpeted flooring, a French Juliette balcony door, perfect for letting in fresh air and sunlight, a TV point, and a telephone connection.

Adjacent to the lounge is the dining area, featuring carpeted flooring and a window overlooking the front elevation, offering a serene view of the surroundings. You'll also find a radiator to keep the space cozy and another French Juliette balcony door. There is also a deep useful storage cupboard

The kitchen is both functional and stylish, with tiled flooring and a window offering views of the side elevation. It's equipped with plumbing space for appliances, granite-effect worktops, and wood-effect wall and floor-mounted units providing ample storage space. The kitchen also benefits from 4-ring gas hob, extractor hood, electric oven, and stainless steel sink.. The newly fitted gas central heating combi boiler is carefully concealed behind a matching tall wall cupboard.

This apartment offers two generously sized double bedrooms, both with carpeted flooring and double glazed windows.

Completing the accommodation is the modern family

bathroom, featuring a three-piece suite comprising a panelled bath, a pedestal wash hand basin, and a low-level WC.

Outside, the property comes with the added convenience of two allocated parking spaces, ensuring hassle-free parking for residents and visitors alike.

## Important notes

The flat is a leasehold property with 102 years left on the lease. The current owners pay £25.00 monthly which includes builders insurance

## Lounge area

16'10 x 14'8 (5.13m x 4.47m)

## Kitchen area

8'10" x 9'3" max (2.71 x 2.82 max)

## Dining area

16'10 x 7'10 (5.13m x 2.39m)

## Bedroom 1

10'11" x 9'1" (3.34 x 2.79)

## Bedroom 2

8'3" x 10'2" (2.54 x 3.10)

## Family bathroom

6'5" x 5'8" (1.96 x 1.75)

## Tenure

We believe the property is Leasehold and part Freehold as per the Land Registry records- 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

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.

LMM/MAC/28.10.2024/1 DRAFT

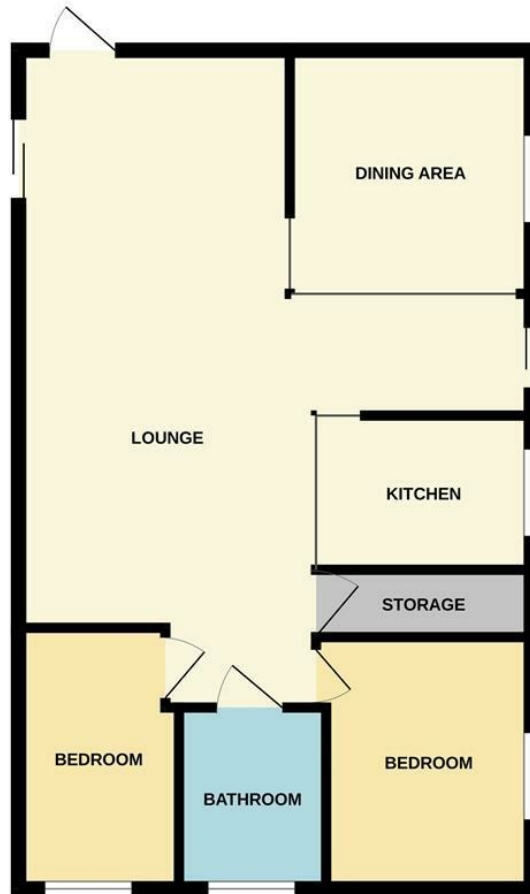
LMM/MAC/30.10.2024/2 APPROVED







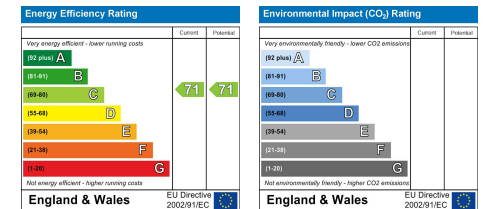
GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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.  
Made with Metropix 6/2024

## Directions

For Sat Nav purposes use the postcode DE12 6LJ



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

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ [liz.milsom@lizmilsomproperties.co.uk](mailto:liz.milsom@lizmilsomproperties.co.uk)

🌐 [lizmilsomproperties.co.uk](http://lizmilsomproperties.co.uk)

## COUNCIL TAX

Band:

The vendor informs us that the property is Leasehold, 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.

**We can search  
1,000s of mortgages  
for you**

It could take just 15 minutes with  
one of our specialist advisers:

Call: **01283 219336**  
Online: [www.mortgageadvicebureau.com/lizmilsom](http://www.mortgageadvicebureau.com/lizmilsom)



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