



**35 Edward Street  
Swadlincote, DE12 6LJ  
Reduced to £169,950**

**lizmilsom**  
properties 

## 35 Edward Street, Swadlincote, DE12 6LJ

**\*\* LIZ MILSOM PROPERTIES \*\*** are excited to bring to the market this modern **TWO BEDROOM SEMI-DETACHED HOME** set within a beautiful village location, offered with **NO UPWARD CHAIN**. The accommodation in brief comprises; large **OPEN PLAN Lounge, Diner, Fitted Kitchen** and useful ground floor guest wc. There are two **DOUBLE Bedrooms** and a spacious family bathroom. Externally there is a private rear garden and single garage. - EPC Rating "C"/Council Tax Rating "B" - Viewing of this Home is highly recommended - **IDEAL First Time Buyer/ Buy to let opportunity** - **CALL TODAY.....**

- 2 Bedroom Semi Detached Home offered with **NO UPWARD CHAIN**
- Spacious Open Plan Living
- Two Great Size Bedrooms
- Private Rear Garden
- Ideal for First time buyers
- Fitted Kitchen
- Useful Ground Floor Cloakroom
- Family Bathroom
- Garage
- EPC: C / Tax Band : B



## 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

Nestled in the peaceful village of Overseal, 35 Edward Street is a charming, modern property built in 2002 and perfect for first-time buyers. This two-bedroom home combines a spacious open-plan layout with convenient proximity to rural landscapes, offering a blend of comfort and countryside charm.

Located just a short drive from the bustling town centre's of Swadlincote and Ashby de la Zouch, the property also provides easy access to the A42, making it an excellent choice for commuters heading toward Birmingham or the M1.

Upon entering, the ground floor greets you with an inviting open-plan space that includes the kitchen and lounge dining area. The entrance hallway includes a handy storage cupboard and a convenient downstairs guest WC. The kitchen features a well-sized breakfast bar and plumbing and space for appliances, while large patio doors from the lounge/diner open onto the rear garden, bringing in plenty of natural light.

Upstairs, the property includes two generously sized double bedrooms, with the rear bedroom having pleasant views over the fields. Both bedrooms offer ample space for furnishings and the first floor is completed by a modern family bathroom with a contemporary finish consisting of panelled bath with shower over, pedestal wash hand basin and low level wc.

Externally, the property provides designated parking at the rear with a garage providing secure parking or extra storage space, The Garden has fenced boundaries

providing privacy with a rear gate leading to the garage , the garden is a generous size being mainly lawned with a patio area ideal for barbeques during the summer months. The surrounding National Forest area offers countless outdoor recreation opportunities, with scenic trails and nature walks right on your doorstep. Overseal itself is a charming village that combines rural living with great connectivity, making it ideal for those looking to enjoy a slower pace of life without sacrificing convenience.

This property at 35 Edward Street is a wonderful option for those ready to take their first steps onto the property ladder, offering a great starter home in an idyllic setting.

## The Well Presented Accomodation

### Entrance Hall

### Guest Cloaks

### Lounge Dining Area

17'8 x 9'11 (5.38m x 3.02m)

### Fitted Kitchen

9'2 x 5'9 (2.79m x 1.75m)

### Bedroom One

17'6 x 8'5 (5.33m x 2.57m)

### Bedroom Two

9'3 x 9'0 (2.82m x 2.74m)

### Family Bathroom

8'0 x 5'2 (2.44m x 1.57m)

### Garage

## 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

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Available:

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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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## 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.

## 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.

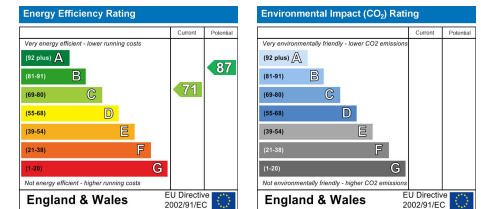
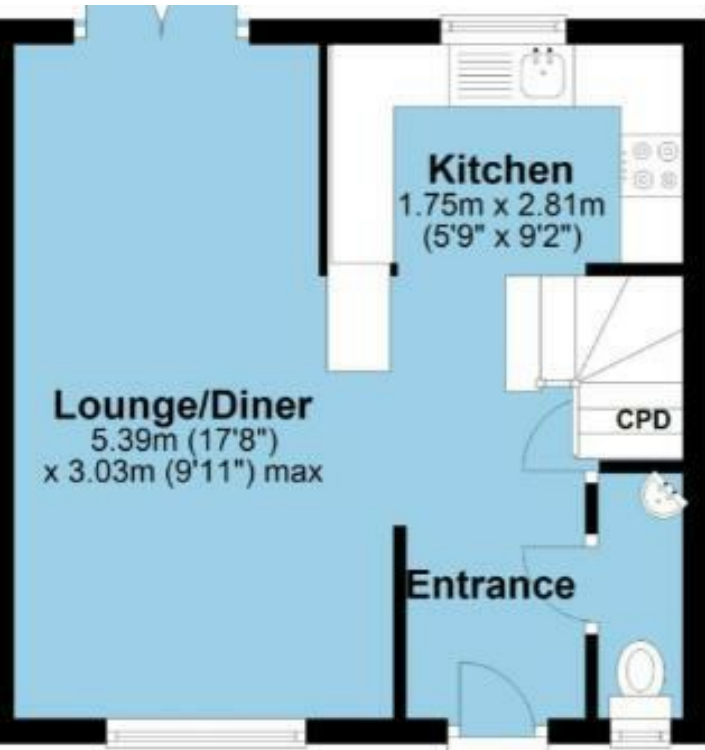
## Disclaimer

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.



## Directions

For Sat Nav purposes use the postcode DE12 6LJ



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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.  
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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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