



**27 Anglia Drive
Swadlincote, DE11 9JR
Reduced to £189,000**

**lizmilsom
properties** 

27 Anglia Drive, Swadlincote, DE11 9JR

Take the first step towards owning your dream home with *** LIZ MILSOM PROPERTIES, *** Fantastic opportunity to purchase this lovely 3 bedroom home in the ever popular Church Gresley location, close to amenities, this home offers an affordable entry into the property market without compromising on quality or comfort. AVAILABLE WITH NO UPWARD CHAIN! the sellers of this property are motivated and are willing to negotiate within reason. Council Tax B - EPC rating TBC - Book your viewing now, great opportunity to get on the property ladder!!

- Fantastic 3 Bedroom Mid-Terrace Home offered with NO UPWARD CHAIN
- Fitted Kitchen & Separate Dining Area
- Master bedroom with En Suite & Useful built in Wardrobes
- Family Bathroom
- Ideal First time buy
- Spacious Lounge
- Useful Ground Floor Wc
- 2 Further Generous size bedrooms
- Private Rear Garden & 2 Allocated car parking spaces
- EPC : C / TAX BAND : B



Location

A thriving community right at the heart of the National Forest, the property is pleasantly situated on this extremely popular development, which has become an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area, within easy walking distance is a local Sainsburys Convenience Store, Gresleydale Health Centre with Chemist within a small parade of shops. This South Derbyshire village also benefits from lying within easy access of the M42 motorway and therefore offers good transport links with the major towns and cities including Tamworth, Birmingham & Nottingham throughout the Midlands.

Overview

Welcome to 27 Anglia Drive, a charming 3-bedroom mid-terrace home nestled in the heart of Church Gresley, offering both convenience and comfort in equal measure.

The property benefits from a gated low maintenance fore garden with pathway leading up to the front entrance door.

Step inside to discover a well-appointed entrance hall, where you'll find access to the guest cloakroom featuring practical flooring, a low-level WC, and a wash hand basin with tiled splashbacks, along with a radiator.

To your right is the spacious lounge awaits, boasting wood effect flooring a double glazed window allows for plenty of natural light whilst overlooking the front elevation, Beyond the lounge lies the inviting kitchen diner, offering ample space for culinary endeavors. With plenty of useful wall and floor mounted units, rolled edge worktops, integrated oven, stainless steel sink, four-ring gas hob, and space for appliances, this kitchen is as functional as it is stylish. A window overlooking the rear garden and French doors lead out to rear garden, infusing the space with natural light and provide seamless indoor-outdoor flow.

Venture upstairs to discover three generously sized bedrooms and a family bathroom. The master bedroom, positioned to the rear of the property, boasts an ensuite shower room, offering both convenience and luxury. Bedroom Two, another spacious double, overlooks the front elevation, while Bedroom Three presents versatility as a single bedroom or home office.

Completing the accommodation is the family bathroom, featuring a panelled bath with shower attachment,

low-level WC, and pedestal wash hand basin.

Outside, the delightful rear garden is benefits from a paved pathway which leads to an artificial lawned area and steps lead up to a further lawn, with fenced boundaries providing privacy and a side gate provides access for bins, The Garden is non overlooked offering the perfect setting for outdoor relaxation and entertaining. An added bonus of this property is the 2 allocated parking spaces in the car parking facility available.

With its convenient location within walking distance of doctors, a convenience store, and local takeaways, as well as its well-appointed living spaces, 27 Anglia Drive presents an exceptional opportunity to embrace comfortable and convenient living in Church Gresley.

Entrance Hall

Guest Wc

Spacious Lounge

13'10 x 11'3 (4.22m x 3.43m)

Fitted Kitchen

12'7 x 7'0 (3.84m x 2.13m)

Dining Area

9'4" x 8'2" (2.87m x 2.5m)

Master Bedroom

10'4 x 9'6 (3.15m x 2.90m)

En suite

Bedroom

10'7 x 7'8 (3.23m x 2.34m)

Bedroom

7'1 x 6'11 (2.16m x 2.11m)

Family Bathroom

Outside

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

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

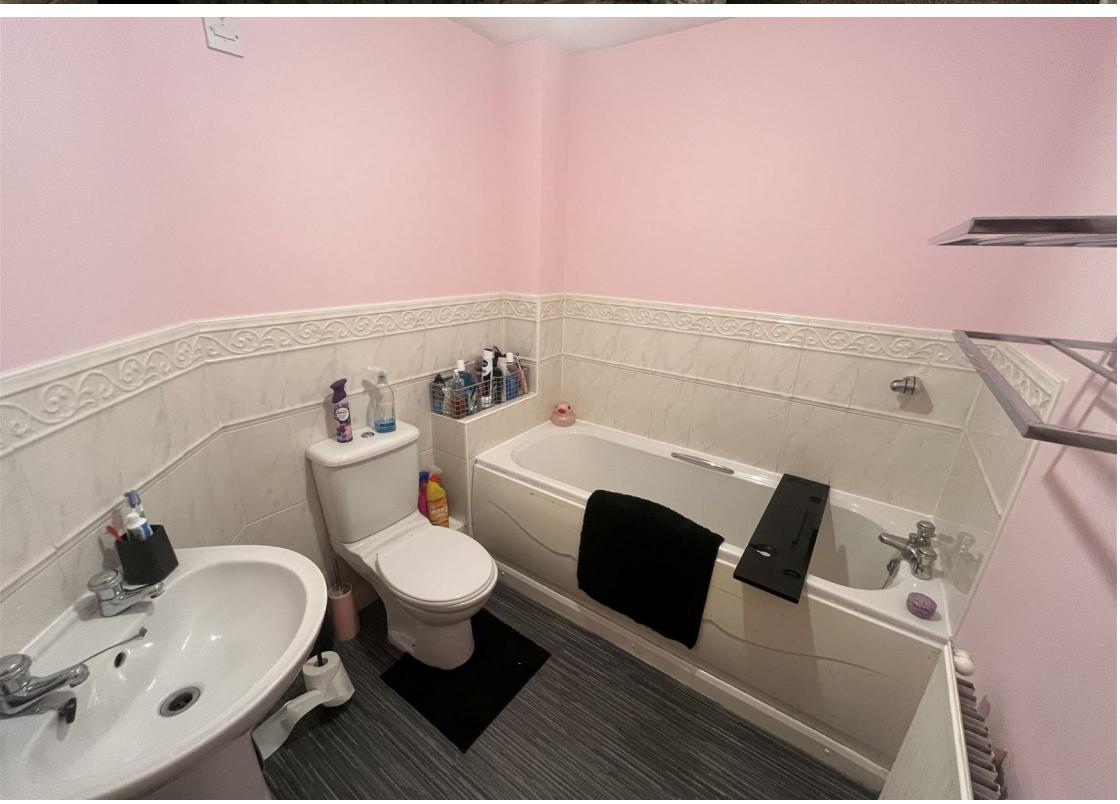
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements

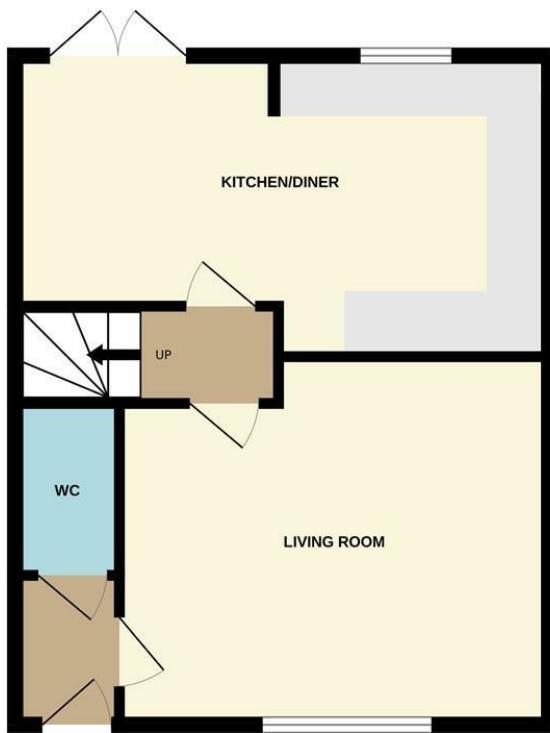
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

Disclaimer

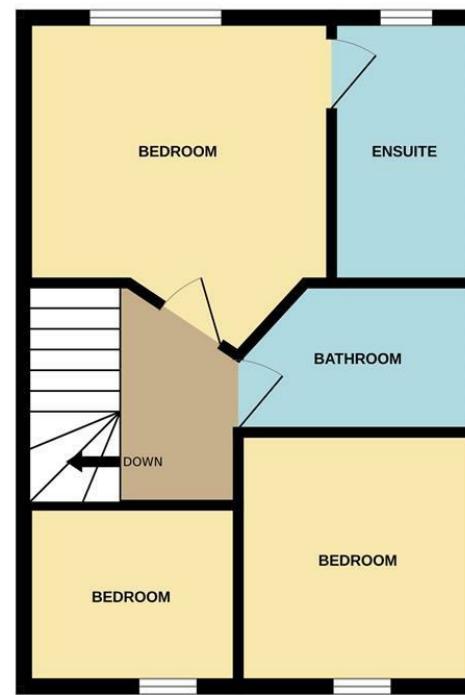
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 854sq.ft. (79.3 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.
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Directions

For Sat Nav purposes use the postcode DE11 9JR

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

