



15 Bluebell Grove
Swadlincote, DE11 8FY
£240,000

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are pleased to present this beautifully presented and spacious, SEMI-DETACHED Family home offered with NO UPWARD CHAIN, driveway with ample OFF ROAR PARKING & low maintenance rear garden. The accommodation comprises: Reception Hallway, modern fitted Kitchen/Diner, generous rear Lounge with French doors opening onto the rear garden and a guest WC. On the first floor, there are two Bedrooms (one double and one single) and the Family Bathroom. To the top floor there is a lovely Master Bedroom with a walk in wardrobe and En-suite Shower Room. The property has gas central heating and double glazing. If you would like view this home, please give the Office a call. EPC Rating "B"/Council Tax Band "C" - HURRY TO VIEW

- Three Storey Semi Detached Family Home
- Modern Kitchen Diner
- Spacious Lounge
- Useful Guest Cloaks/ Wc
- Three Generously sized bedrooms with walk in wardrobe to the Master
- Ensuite & Family Bathroom
- Private Rear Garden & Off Road Parking
- Offered with NO UPWARD CHAIN
- Great Commuter Road Links
- EPC: B / Tax Band: C



Location

The Well Presented Accomodation

Overview

The main entrance to the house is to the front, where a canopied porch covers the door which leads to the entrance hall. This has stairs off to the first floor and a door to the modern kitchen diner. The kitchen area has a good range of wall and base units with a built in appliances such as hob, electric oven and fridge freezer along with appliance spaces and a tiled floor. The kitchen opens up to the dining area where there's a guest cloakroom benefiting from pedestal wash hand basin and a low level wc. There is also a door to the spacious lounge which has plenty of natural light from the French doors which lead to the garden.

To the first floor, bedroom two is a generous double overlooking the rear garden, bedroom three is a good sized single located to the front of the property. and there's also the family bathroom benefiting from pedestal wash hand basin, pedestal bath, low level wc. An enclosed landing has stairs leading to the second floor and master bedroom. This has a dormer style window to the front aspect , a useful walk in wardrobe with eaves storage beyond and En-suite shower room with double shower (mains), wash basin and WC.

Fitted Kitchen Diner

18'2 x 9'8 (5.54m x 2.95m)

Spacious Lounge

13 x 12'7 (3.96m x 3.84m)

Ground Floor Guest Cloaks/Wc

First Floor Stairs & Landing

Bedroom Two

13 x 12'7 (3.96m x 3.84m)

Bedroom Three

11'3 x 6'4 (3.43m x 1.93m)

Family Bathroom

Master Bedroom

15'11 x 13'0 (4.85m x 3.96m)

En Suite

Outside

To the front there's a well planted fore-garden next to a tandem drive with parking for two cars. A gate provides access to the rear garden with patio, artificial lawn and decked seating area.

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.

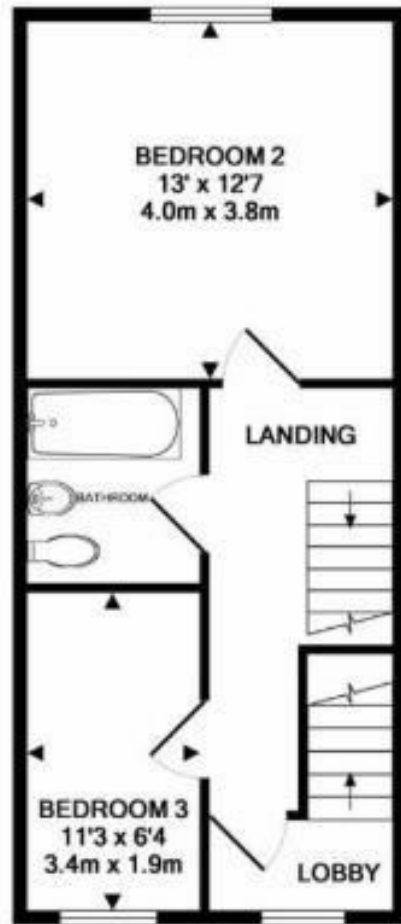
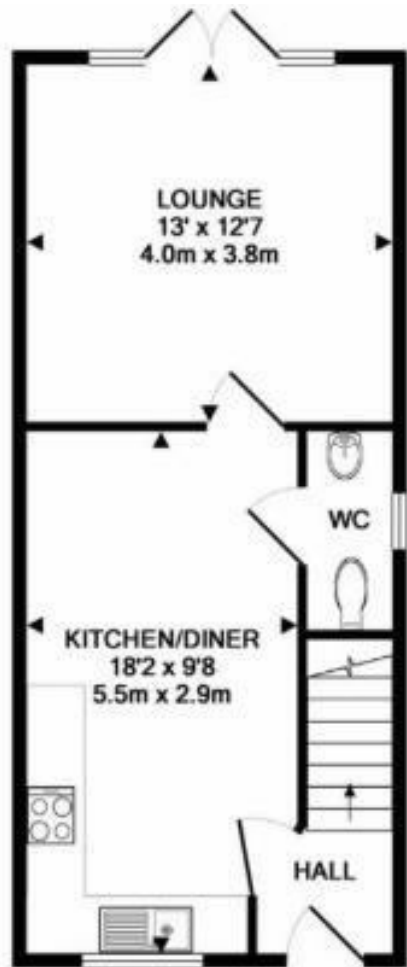
Disclaimer

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.

Special Notes

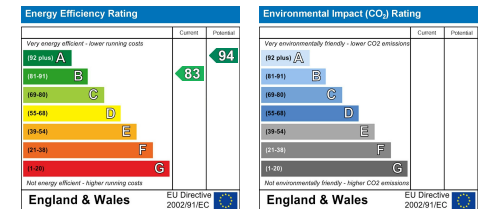
We understand there is an annual service charge for the maintenance of communal areas and driveways. We believe the charge will be in the region of £160. We advise prospective purchasers to seek legal advice on this prior to completion.





Directions

For Sat Nav purposes use the postcode DE11 8FY



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COUNCIL TAX

Band:

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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