



121 Woodville Road
Swadlincote, DE12 6LU
Reduced to £199,950

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properties 

121 Woodville Road, Swadlincote, DE12 6LU

Perfect for a first time home or down-sizers. Superb Opportunity! With NO UPWARD CHAIN, a much improved semi-detached home - in prime village location close to the National Forest! This 2 bedroom, well presented family home offers generously sized accommodation including a spacious lounge, second reception room and separate fitted Kitchen. To the first floor there are two double bedrooms one and modern family bathroom. Located in the centre of the highly popular National Forest village of Overseal, with amenities closeby including local convenience store, village hall, bowling green etc the property also has a good sized long rear garden. Easy access to M42 with excellent road links. EPC rating E. HURRY TO VIEW! CALL our dedicated sales team at LIZ MILSOM PROPERTIES.

- Fully Refurbished 2 bedroom semi-detached home
- Dining Room
- Ground Floor Guest Cloaks / WC
- Modern Family Bathroom
- Offered with NO UPWARD CHAIN
- Spacious Lounge
- Fabulous Fitted Kitchen
- 2 great size double bedrooms
- Ideal First Time Buy
- EPC: E / TAX BAND: A



The Well Presented Accomodation

Overview

This fully refurbished and modern 2-bedroom semi-detached home is located in the peaceful village of Overseal, offering an ideal opportunity for first-time buyers or those seeking a move-in-ready property.

To the front, the property boasts a block-paved driveway (subject to the dropping of the curb) providing ample off-road parking. A side access gate leads to the secure back garden. The front entrance door opens into the welcoming living space.

Upon entering, you're greeted by a spacious living room, featuring stylish patterned wood flooring and a window to the front aspect that allows natural light to flood the space. The room also includes a radiator and central light point, creating a bright and comfortable living area. From here, a door leads to the inner hallway, where you'll find carpeted stairs leading to the first floor and a door opening into the dining room/second reception room. The dining room is tastefully decorated throughout with a newly fitted media wall, which includes a feature fireplace. The room benefits from patterned wood flooring, wall lights, and central light points, with a window overlooking the rear garden bringing in plenty of natural light. A door leads to the ground floor guest cloakroom, which is fitted with a low-level WC, a floating wash hand basin, and an opaque window to the side. The modern kitchen is accessed via a glass feature door and is finished to a high standard. Newly fitted navy blue wall and base units are complemented by modern rolled-edge work surfaces. Integrated appliances include an oven, hob, extractor hood, dishwasher, fridge freezer, and a sink with drainer. There is space and plumbing for additional appliances, and a window above the sink offers a view of the rear garden. A door leads to the delightful rear garden.

The stairs and landing are carpeted, offering a spacious and bright area. There are doors leading to both bedrooms and the modern bathroom. Bedroom One is a generous double room located at the front of the property, featuring carpeted flooring, a central light point, and a window overlooking the front aspect. Bedroom Two, located at the rear, is also a great-sized bedroom with carpeted flooring, a central light point, and a window overlooking the rear garden. The family bathroom has been fully refitted with a modern three-piece suite, including a panelled bath, low-level WC, and a closed closet wash hand basin. Attractive tiling to the

walls and flooring adds a contemporary touch, and an opaque window to the side elevation ensures privacy.

The rear garden is a fantastic size, offering a lawned area, along with pleasant shrubs and trees. The fenced boundaries provide complete privacy, making it an ideal space for outdoor entertaining or relaxing in peace.

121 Woodville Road is a beautifully refurbished home, perfect for those seeking a property that's ready to move into. Tastefully decorated throughout, this property boasts newly installed electrics, modern fittings, and a stylish finish. The added bonus of being offered with no upward chain makes it an even more attractive option. Ideal for first-time buyers or those looking to downsize, this home offers comfortable, modern living in a tranquil village setting.

Spacious Living Room

11'4 x 11'3 (3.45m x 3.43m)

Dining Room

13'4 x 11'4 (4.06m x 3.45m)

Fitted Kitchen

11'1 x 6'0 (3.38m x 1.83m)

Guest Cloaks /WC

First Floor Stairs

Bedroom One

11'5 x 11'3 (3.48m x 3.43m)

Bedroom Two

10'10 x 8'0 (3.30m x 2.44m)

Family Bathroom

11'1 x 6'0 (3.38m x 1.83m)

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

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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.

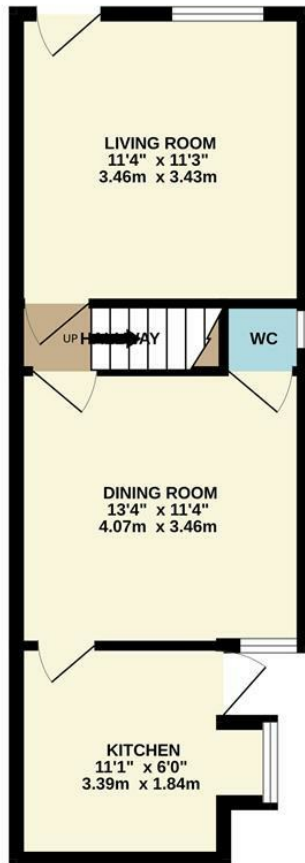
Disclaimer

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.



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.

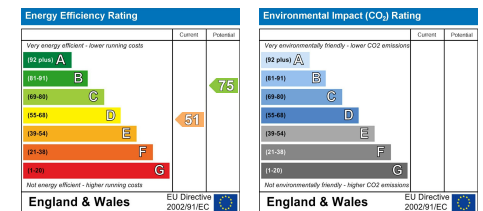


TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.

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.
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Directions

For Sat Nav purposes use the postcode DE12 6LU



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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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