



14 Princess Street
Castle Gresley, Swadlincote, DE11 9JZ
Realistic offers considered £170,000

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*** NEW PRICE ALERT - £15,000 REDUCTION *** A PERFECT PROJECT. LIZ MILSOM PROPERTIES *** are delighted to offer for sale, this two bedroomed BUNGALOW which is perfect for investors and families alike, and is offered with no onward chain. The property is in need of upgrading, presenting an excellent opportunity for potential buyers to add their own personal touch. rear gardens and side driveway providing AMPLE OFF ROAD PARKING. EPC rating E - Council Tax Band C. Overall, this property offers a wealth of potential with its versatile space and advantageous location. It is waiting for the right buyer to transform it into their dream home.

- In need of upgrading!
- NO UPWARD CHAIN! View early.
- Reception Hall, Kitchen
- Bathroom in need of refurbishment
- Driveway providing Off road parking
- Offering excellent POTENTIAL
- Established street, close to amenities
- Spacious Lounge
- 2 generous sized bedrooms
- Pleasant front and rear gardens.



Location

The property occupies a pleasant position in this established street, within easy walking distance of the local chemist and Doctors surgery at Gresley Dale and Hairdressers which are located in a parade of shops in Linton Road Castle Gresley. More comprehensive shopping is available at nearby Swadlincote or travelling to Burton on Trent, Tamworth or Ashby-de-la-Zouch. Recreational facilities include Swadlincote Ski Slope & Greenbank Leisure Centre in Swadlincote, Conkers and Rosliston Forestry Centre approximately 2 miles travelling distance. For commuting the area could not be better with easy access to the M42 at A444 /Junction 11, leading to the M1 and beyond which makes Birmingham & Nottingham easily accessible.

The accommodation:

Side Reception Hall

Spacious Lounge

19'5" x 9'10" reducing to 7'7" (5.93m x 3.02m reducing to 2.33m)

Kitchen

10'4" x 7'9" (3.15m x 2.37m)

Bathroom

Main double bedroom

14'5" x 9'11" (4.41m x 3.04m)

Bedroom

11'4" x 7'9" (3.46m x 2.37m)

Outside - Front rear garden

The property is set well back from the road being a brick feature walled boundary with lawn and flower borders.

Side driveway providing off road parking

Long side driveway provides plenty of off road parking for several vehicles.

Well maintained rear garden

The delightful rear garden has panelled fenced boundaries and is not overlooked to the rear with a low maintenance gravelled area, lawn flower borders with shrubs.

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 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.

Important Notes - Probate

Please note that this property sale is a deceased estate and Probate is currently awaited, until the Grant of Probate is received, any sale cannot exchange Contracts.

Important Note - Anti-Money Laundering Regulations

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st April 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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-Thursday

9.00 am - 5.00 pm Friday

9.00 am – 2.00 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.

LMPL/LMM/17.03.2025/1 DRAFT

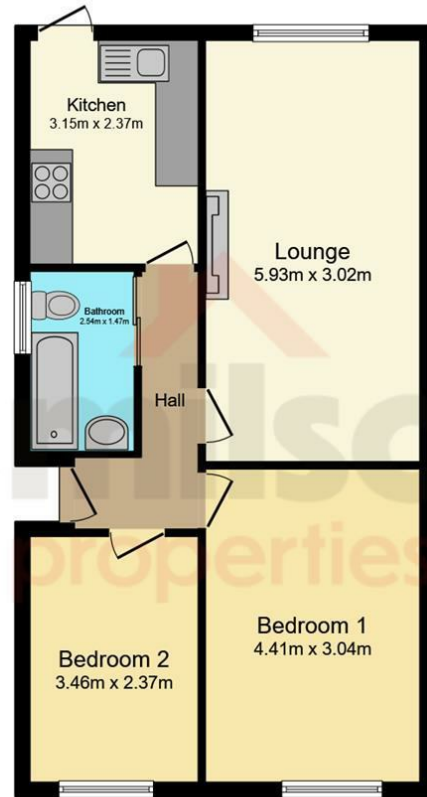
LMPL/LMM/20.03.2025/2 APPR

LMPL/LMM/18.06.2023 PR

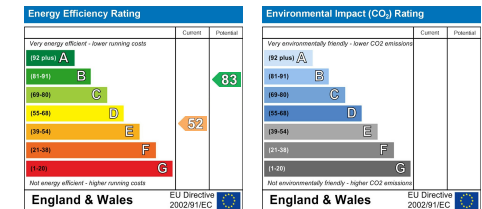


Directions

For SAT NAV purposes use DE11 9JZ



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

🌐 lizmilsomproperties.co.uk

COUNCIL TAX

Band: C

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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MAB 4202