



**133 Hillside Road**  
**Swadlincote, DE12 6RB**  
**Reduced to £185,000**

**lizmilsom**  
**properties** 



## 133 Hillside Road, Swadlincote, DE12 6RB

**\*\* LIZ MILSOM PROPERTIES LTD \*\*** are excited to offer for sale this well proportioned 2 bedroom End-terraced HOME offering ready to move into accommodation, in a rural village location with **SPLENDID** countryside views to the front, benefiting from double glazing. Accommodation in brief: Spacious Lounge, fitted Kitchen, two generously sized bedrooms and ground floor bathroom. Long Private rear garden with the benefit of useful outbuildings. Excellent road links with easy access to the M42 and A38. EPC rating D- Offered with **NO UPWARD CHAIN** - Hurry to view, call the Award winning Agents, **LIZ MILSOM PROPERTIES** - Open 7 days

- 2 Bed END-TERRACE in a rural village location.
- Spacious Lounge
- Fitted Kitchen with useful understairs storage
- Ground Floor Family Bathroom
- Two Great Size bedrooms with Countryside Views to Bedroom One
- Useful Outhouse used as a Utility & Wc
- Long Private Rear Garden
- Off Road Parking
- OFFERED WITH NO UPWARD CHAIN
- EPC: D / Tax Band: C



**Location**

Located in the heart of the National Forest, with a spectacular view over woodland, on this established much sought after location, the property is well placed for local amenities in the popular South Derbyshire market town of Swadlincote. It's central location in the country also makes South Derbyshire, an ideal commuter base, with excellent access to the motorway network with the major cities of Birmingham, Nottingham, Leicester and Derby all commutable. Birmingham Airport and East Midlands Airport are also within an approximate 30 minutes drive.

**Overview**

This charming two-bedroom end-terrace property is nestled in the peaceful rural village of Linton, making it an ideal choice for first-time buyers. Set in a tranquil location, the property offers a fantastic opportunity to enter the property market with no upward chain.

**Exterior & Parking:** To the front, the property is set behind fenced boundaries with ample off-road parking on a concrete driveway, providing easy access and convenience.

**Ground Floor:** As you step inside, you're welcomed by a spacious lounge, featuring a large front-facing window that fills the room with natural light. The cosy space offers carpeted flooring, a radiator, and a characterful fireplace, making it a great place to relax. From the lounge, a door leads into the fitted kitchen, which boasts modern white wall and floor-mounted units offering plenty of storage. Integrated appliances include a stainless steel sink and oven, with a window overlooking the delightful rear garden. A useful understairs storage cupboard completes the kitchen space. The family bathroom is located on the ground floor and features a modern three-piece suite, including a panelled bath, low-level WC, and pedestal wash hand basin. The room is finished with frosted glass to the side elevation, a heated towel rail, and stylish tiled splashbacks.

**First Floor:** Upstairs, you'll find two generously sized bedrooms. The master bedroom, located at the front, offers stunning countryside views, providing a peaceful retreat. This spacious double bedroom is well-appointed with carpeted flooring, a radiator, and ample space for freestanding furniture. The second bedroom, located at the rear, is also a good-sized room and benefits from a handy built-in storage cupboard. The window overlooks the rear garden, offering a pleasant view.

**Rear Garden & Outhouses:** To the rear of the property, you'll find a great-sized garden that's perfect for gardening enthusiasts. It includes a gravelled area, a lawn, a vegetable garden bed, and a patio area ideal for outdoor entertaining. Steps lead down to 4 useful outhouses, one of which provides a utility area with light, power, and plumbing for a washing machine. The other outhouses offer an external WC and additional garden storage space.

**Summary:** This delightful property offers everything you need for a comfortable home, from spacious living areas to a good-sized garden and practical outhouses. Located in a peaceful rural village and offered with no upward chain, 133 Hillside Road presents an excellent opportunity for first-time buyers to get on the property ladder.

**The Well Presented Accomodation**

**Spacious Lounge**  
11'11" x 11'6" (3.65 x 3.51)

**Kitchen**  
8'9" x 7'5" (2.68 x 2.27)

**Ground Floor Family Bathroom**  
6'8" x 5'7" (2.04 x 1.71)

**Bedroom One**  
12'1" x 11'7" (3.70 x 3.55)

**Bedroom Two**  
8'5" x 7'8" (2.57 x 2.34)

**Outside Utility Area**  
8'1" x 7'8" (2.47 x 2.34)

**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 COMPETITVE 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.





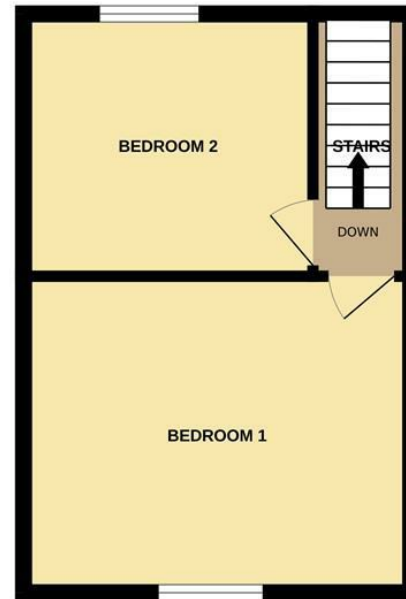


GROUND FLOOR  
288 sq.ft. (26.7 sq.m.) approx.

1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.

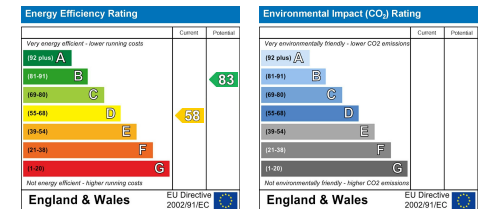
## Directions

For sat nav purposes use the postcode DE12 6RB



TOTAL FLOOR AREA: 554 sq.ft. (51.5 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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## 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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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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