



**149 Woodville Road
Swadlincote, DE11 7EX
£155,000**

**lizmilsom
properties** 

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LIZ MILSOM PROPERTIES LTD The Swadlincote Member of the Guild of Property Professionals are delighted to bring the market this FIRST TIME BUYER/BUY TO LET INVESTOR purchase opportunity. Check out this MID-TERRACE, well equipped & nicely presented HOME with fitted Breakfast Kitchen, Spacious Lounge, ground floor Family Bathroom & 2 DOUBLE Bedrooms. Enclosed rear garden with private REAR PARKING*. Fitted Carpets, Vinyl flooring and plenty of STORAGE areas. Located in ever SOUGHT AFTER village of HARTSHORNE - Hurry to view - EPC "F"/Council Tax Band "A". Call LIZ MILSOM PROPERTIES *** OPEN - TILL LATE WEEKDAYS.....

- Sought After Village Location
- Country Cottage Lounge
- Two DOUBLE Bedrooms
- Enclosed Rear Garden
- Countryside Views
- Ideal for First Time Buyers
- Breakfast Kitchen
- Ground Floor Bathroom
- OFF ROAD PARKING
- HURRY TO VIEW



Location

The village of Hartshorne is extremely sought after providing local amenities including; Village Hall, Public Houses, Church together with a Cricket ground and recreational grounds all of which are situated within easy walking distance. The city of Derby lies approximately 12 miles to the north, and Burton upon Trent some 6 miles to the east. For recreational purposes there are excellent woodland walks within the village including Hartshorne Wood, Foremarke Reservoir and the National Trust Calke Abbey within a few minutes drive. The village of Hartshorne is highly convenient for the A38 dual carriageway, M1 & M42 motorway networks and other east midlands centres including Birmingham, Nottingham & East Midlands Airport is nearby.

Overview - Ground Floor

The property benefits from LPG gas central heating and double glazing throughout. Entry is through a PVCu front door, opening directly into the lounge, which features a front-facing window, fitted carpet, a TV aerial point, and a central ceiling light. A door from the Lounge leads into the Breakfast kitchen, which is fitted with a range of white wall and base units, offering ample appliance space and generous work surfaces. A stainless steel sink with a modern mixer tap over and vinyl flooring. The staircase to the first floor and landing also leads off from this area.

Adjacent to the kitchen is the rear hallway, with a PVCu door providing access to the rear garden and patio. There is also a large cupboard which houses the washing machine and tumble dryer - The ground floor is completed by a family Bathroom, fitted with a white three-piece suite including a low-level WC, pedestal wash basin, and a panelled bath with shower over. The bathroom also features an opaque rear-facing window, partial wall tiling, and newly laid vinyl flooring.

All window blinds are included in the sale.

Overview - First Floor

The first floor offers two DOUBLE Bedrooms. The front-facing Bedroom enjoys distant views over rolling countryside and features carpeted flooring, a central

light fitting and TV point. The rear Bedroom also benefits from fitted carpet, a central light point and a storage cupboard housing the combi boiler.

Fitted Breakfast Kitchen

10'6 x 10'0 (3.20m x 3.05m)

Country Cottage Lounge

13'0 x 10'0 (3.96m x 3.05m)

Rear Inner Hallway

Ground Floor Bathroom

6'7 x 5' 7 (2.01m x 1.52m 2.13m)

Bedroom One

13'7 x 10'4 (4.14m x 3.15m)

Bedroom Two

10'2 x 10'0 (3.10m x 3.05m)

Overview - Outside

The property is set slightly back from the road, enclosed by a wrought iron fence with a low-maintenance front garden and a step leading to the main entrance. A side vehicular access provides entry to the rear of the property, where you'll find a patio area, FULLY ENCLOSED NON-OVERLOOKED rear garden with panelled fencing for added privacy.

Please note: The property also benefits from OFF ROAD PARKING to the rear albeit this is not shown on the Title documentation.

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 with the main source of heating being LPG Gas. 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.

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.

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.

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

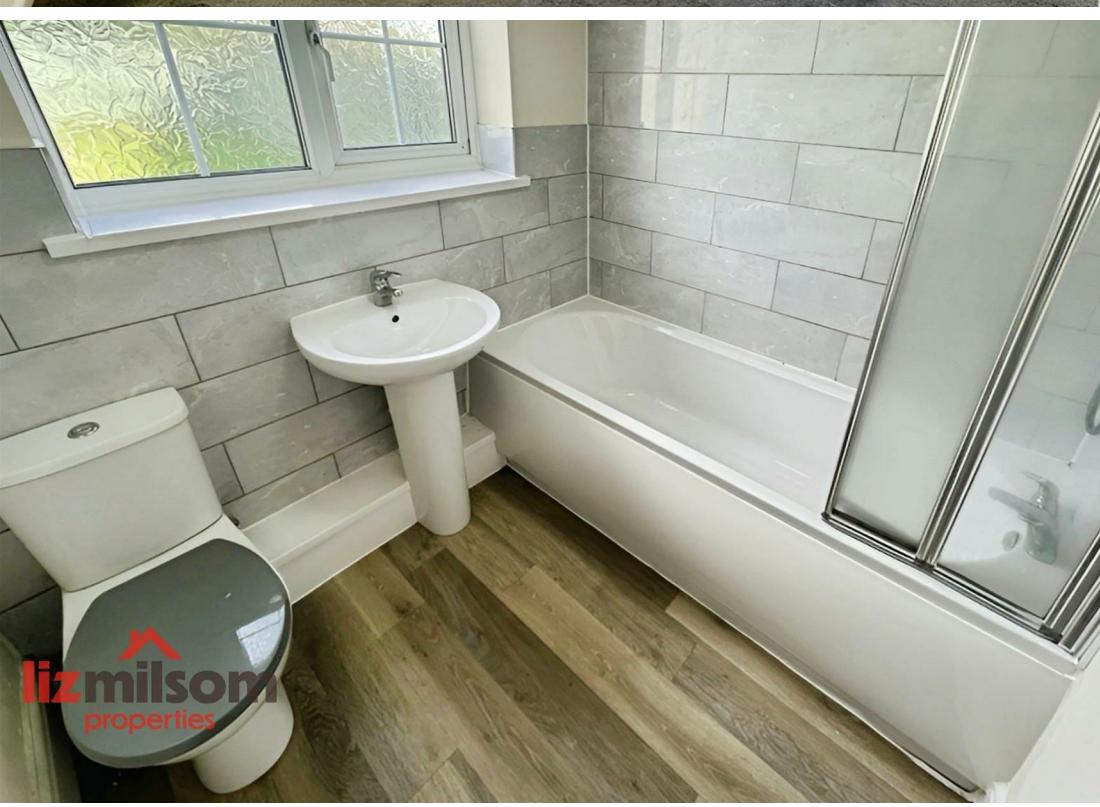
9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

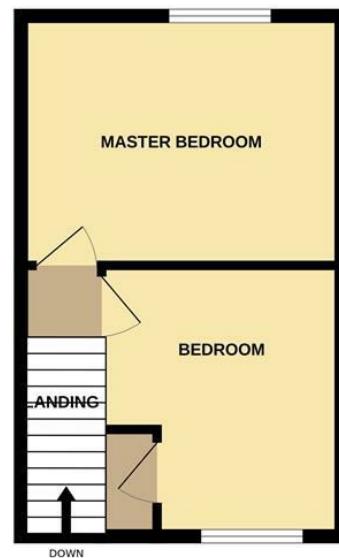
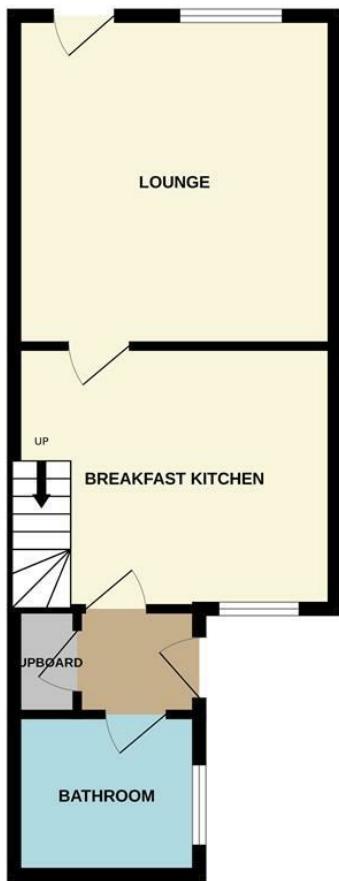
Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or 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 Satnav Purposes follow DE11 7EX where the subject property can be clearly denoted by our distinctive Red "For Sale" Board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B		
(70-80) C		
(55-69) D		47
(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		89
(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	

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COUNCIL TAX

Band: A

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.



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