



**19 Linton Heath
Swadlincote, DE12 6PE
£110,000**

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PUBLIC NOTICE We are acting in the sale of the above property and have received an offer of £105,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Perfect for investors or first time buyers. LIZ MILSOM PROPERTIES are pleased to offer for sale this two bedrooomed mid-terraced property, which benefits from a gas central heating system and double glazing where stated and is available with NO UPWARD CHAIN. The accommodation briefly comprises entrance hall, lounge, kitchen/diner, utility room and bathroom to the ground floor, whilst to the first floor there are two double bedrooms. Externally there is a rear courtyard and a rear garden. EPC rating D - Council Tax Band A. Excellent road links, easy access to M42 National Forest village location

- Offered with No upward Chain!
- National forest village location
- Utility Room
- Double glazing where stated
- Rear garden. Easy access M42
- Traditional Mid terraced property
- Lounge, Kitchen/diner
- Ground floor bathroom
- Gas central heating
- Early viewing recommended.



Location

Linton Heath sits to the edge of the popular village of Linton - which in turn lies just outside of the South Derbyshire town of Swadlincote - amongst open fields and the National Forest. The village certainly retains a proud sense of community, with its own post office, general store and public house along with a well respected primary school. A wider range of amenities can be found in the nearby towns of Swadlincote, Burton and Ashby whilst the commuter routes of the M1 & M42 are within easy reach.

Overview

To the front, a door opens to a hall with stairs leading off to the first floor and a door to the lounge. A door from the lounge which has an open fireplace. A door leads to the Kitchen/diner, which is located to the rear of the property and is a great size with a useful under stairs storage cupboard. In the kitchen area there are a range of wall and base units and sink unit and appliance spaces along with a door leading to the rear utility area and a further door to the bathroom. This has a three piece suite including bath, wash basin and WC. To the first floor, the main bedroom is a generous double overlooking the rear, whilst bedroom two is also a double, with an over stairs cupboard, located to the front.

Outside

To the rear there's a courtyard and a good sized garden.

Accommodation measurements

Lounge

10'11 x 10'10 (3.33m x 3.30m)

Kitchen

13'11 x 10'11 (4.24m x 3.33m)

Utility room

8'5 x 6'5 (2.57m x 1.96m)

Ground Floor Bathroom

First floor and Landing

Bedroom One

12'9 x 10'11 (3.89m x 3.33m)

Bedroom Two

10'10 x 10'9 (3.30m x 3.28m)

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 – 5.30 pm Monday to Thursday

9.00 am - 5.00 pm Friday

9.00 am – 2.00 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

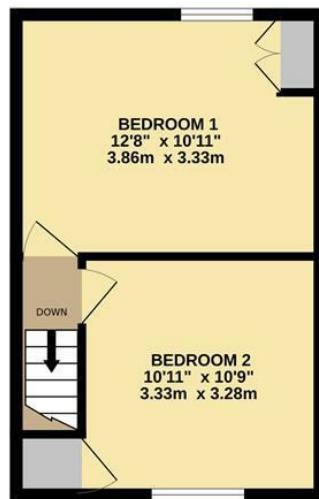
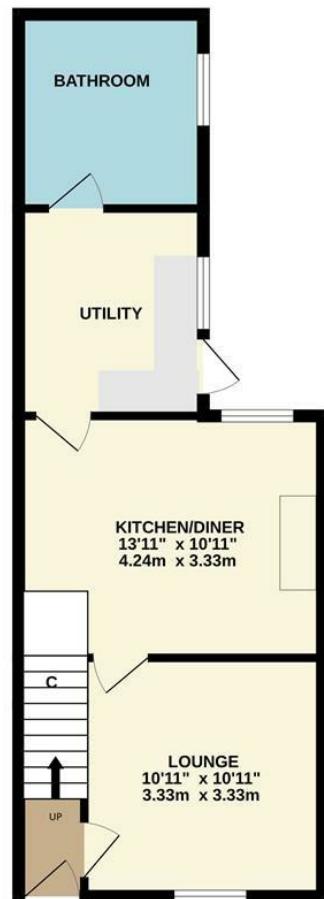
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended 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.

LMPL.15.12.2026/1





Directions

For sat nav purposes use the postcode DE12 6PE

Whilst every effort 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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Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D			
(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		
(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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Your home may be repossessed if you do not keep up repayments on your mortgage.
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.



MAB 4202