

**101 Chiltern Road, Swadlincote, DE11 9SW**  
**£195,000**



Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

# 101 Chiltern Road, Swadlincote, DE11 9SW

Offered with No Upward Chain – Liz Milsom Properties are delighted to offer for sale this well-presented three bedroom semi-detached home in a popular and convenient location. Benefits include a spacious lounge/diner, modern fitted kitchen with integrated appliances, ground floor guest cloakroom, private low-maintenance rear garden, driveway, and garage with electric roller door. Perfect for first-time buyers, downsizers, or families alike EPC: D / TAX BAND : B

## Location

101 Chiltern Road is located in the popular area of Swadlincote, within easy reach of local amenities. Swadlincote town centre is around 5 minutes' drive (1.5 miles) and offers supermarkets, shops, cafés, healthcare services and leisure facilities. Nearby school options include both primary & secondary years, making this a convenient setting for families. Excellent transport links are close by, with the A511, A38 and M42 all easily accessible for travel to Burton upon Trent (5 miles, approx. 15 minutes), Ashby-de-la-Zouch (6 miles, approx. 15 minutes) and Derby (15 miles, approx. 30 minutes). Public transport is also available, with regular bus services running through the area and Burton upon Trent train station just 6 miles away (approx. 15 minutes' drive), providing direct rail connections to Birmingham, Nottingham and beyond.

- Three bed semi-detached home offered with no upward chain situated in a popular location
- Spacious lounge / diner
- Three well proportioned bedrooms
- Driveway for ample parking & Garage with electric roller door
- Ideal First-Time Buy or Family Home
- Modern fitted kitchen
- Ground floor guest cloaks
- Family shower room
- Private, Low-Maintenance Rear Garden with shed & side access
- EPC: D / TAX BAND: B

## Overview

Offered with no upward chain, this well-presented three-bedroom semi-detached home is ideal for families, first-time buyers, or those seeking a property in a popular residential location.

### EXTERIOR :

To the front, the property is set behind walled boundaries with a low-maintenance gravelled fore garden and a block-paved driveway providing ample off-road parking and access to the garage. The garage benefits from light and power, an electric roller door, and also houses the Worcester boiler. A side pathway leads to the entrance door and rear garden gate.

### ACCOMODATION:

Upon entry, a welcoming porch provides access into the fitted kitchen and spacious lounge.

Situated to the front aspect, the modern kitchen features a range of stylish grey wall and base units with complementary work surfaces, tiled flooring, and a front-facing window allowing natural light to flood the space. Integrated appliances include oven, hob, extractor, and microwave, with additional space and plumbing for further appliances. A decorative internal window to the lounge adds a touch of character. The spacious lounge/diner is a great size, running the full width of the property, this generous reception room is bright and versatile, with a feature fireplace, sliding patio doors opening out to the rear garden, and stairs rising to the first floor. Conveniently located off the lounge, is a ground floor guest cloaks with a low-level WC, wash hand basin with storage, and dual-aspect frosted windows.

The first floor offers three well-proportioned bedrooms and a family shower room. Bedroom One is located to the front of the property being a good-sized double with front aspect window. Bedroom Two is another spacious double with views over the rear garden while bedroom Three is a generous single bedroom with window overlooking the front aspect. The family shower room completes the accommodation comprising shower cubicle, WC, wash hand basin with storage, and additional built-in cupboards.

### OUTSIDE:

The private rear garden is low maintenance, manageable and neatly presented with block paving, fenced and hedge boundaries, a useful garden shed, and side gate providing access to the front.

# 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

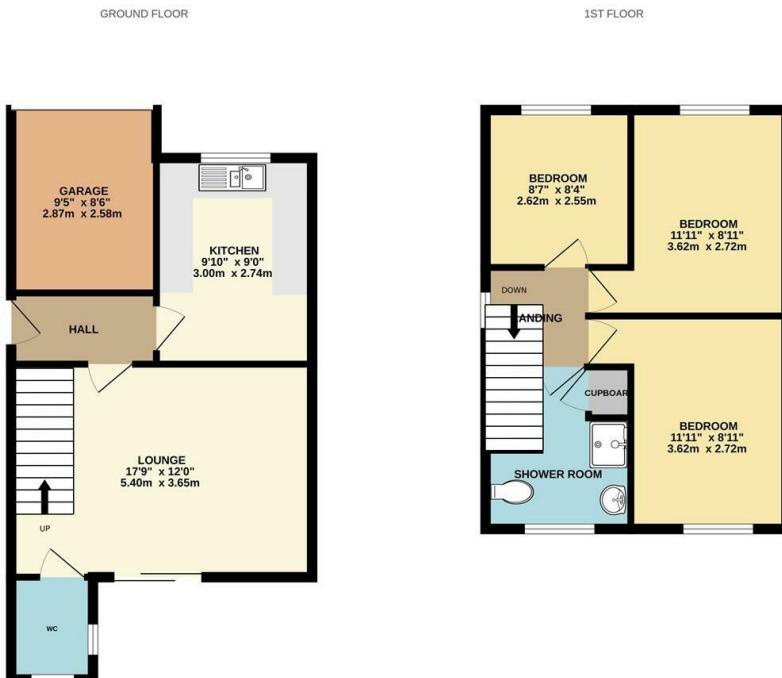
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

## Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The

## Directions

For Sat Nav purposes use the postcode DE11 9SW



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(81-91)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

## COUNCIL TAX

Band: B

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.

We can search  
1,000s of mortgages  
for you

It could take just 15 minutes with  
one of our specialist advisers:

Call: 01283 219336

Online: [www.mortgageadvicebureau.com/lizmilsom](http://www.mortgageadvicebureau.com/lizmilsom)



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 6202