



7 Holden Drive
Midway, DE11 7FR
£90,000

lizmilsom
properties 

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Take the first step towards owning your dream home with *** LIZ MILSOM PROPERTIES, *** Fantastic opportunity to purchase a 40% share in this lovely nearly new 2 bedroom property. Situated in a desirable location, close to beautiful countryside and local walks, this home offers an affordable entry into the property market without compromising on quality or comfort. Council Tax B - EPC rating B - Book your viewing now, great opportunity to get on the property ladder!!

- 40% Share - PART RENT & PART BUY
- Great opportunity for first time buyers
- Popular residential development
- Cloaks/WC, Family bathroom, 2 double bedrooms
- Side driveway providing off road parking
- Monthly rent is £288.68 to EMH Homes
- Splendid 2 bedroomed end town house
- Superb fitted Kitchen, Living/Dining room
- Generous sized private rear garden,
- Hurry to view - Superb first home !



Location

Hartshorne village is located approximately 4 miles north of Ashby de la Zouch within the county of South Derbyshire. The village offers access to local woodland walks and nature trails including nearby Foremark Reservoir with its associated sailing club and visitors centre. The village boasts a local Church of England Primary School rated good by Ofsted in 2018. Additional village amenities and facilities include public houses, including The Bull Head with restaurant facilities, a real ale Public House, The Admiral Rodney, local Cricket club, (which we are proud sponsors of the junior team), a Veterinary Surgery, a Village Hall, Parish Church and part time Post Office.

The property occupies a generous sized plot at the head of a cul-de-sac of this newly built site by Bellway Homes which has landscaped open areas. Early viewing is highly recommended call our dedicated sales team on 01283 219336.

Important costs with Shared Ownership

Additional Information - Tenure: Leasehold
Monthly rent is £288.68 to EMH Homes (East Midlands Housing)
Breakdown is:
Rent: £288.68 per month
Service charge: £6.38 per month
Buildings Insurance: £5.55
The lease has 122 years left

The well presented accommodation:-

Internal inspection will reveal: Reception Hall, Splendid fitted kitchen with appliances, Cloaks, WC and rear Living/Diner. Then to the first floor there are two double bedrooms and a smart well equipped bathroom. The property also offers double glazed windows, gas central heating and an above average sized rear garden. This charming property offers an affordable opportunity to step onto the property ladder. Don't miss out on the chance to make this wonderful residence your own. Contact us today to arrange a viewing and explore the possibilities of shared ownership.

Reception Hall

11'5" x 3'4" (3.48 x 1.03)
Smart front entrance door welcomes you into the property with radiator, carpeted flooring and composite front door.

Guest Cloaks/WC

5'8" x 3'0" (1.75 x 0.919)
Chrome heated towel radiator, vinyl flooring, double glazed window, two piece suite comprising of pedestal wash hand basin and low level flush toilet.

Fabulous fitted Kitchen

10'7" x 7'9" (3.25 x 2.38)
Located at the front of the property, is a fully fitted kitchen having an excellent range of high gloss wall and floor mounted units with ample rolled edge work surfaces with inset stainless steel sink and drainer with mixer tap over, Built in appliances include , 4 ring gas hob, Zanussi electric oven with extractor fan over, plumbing for washing machine practical vinyl flooring. The Ideal Logic gas boiler is carefully concealed behind a matching unit and serves both the central heating and domestic hot water systems. Door then leads back to the Hall.

Open plan Living & dining area

14'10" x 13'10" (4.54 x 4.225)
Located overlooking the delightful rear garden is the Living & Dining area which is a lovely light and airy room having French doors and window casements providing plenty of natural light, radiator, TV point, built in storage cupboard, carpeted flooring.

Stairs to first floor and landing

Carpeted stairs lead to the first floor with storage cupboard and hanging rail, carpeted flooring leading to the rest of the accommodation.

Rear facing Double bedroom

14'10" x 8'1" (4.52m x 2.46m)
Double glazed window overlooking the rear garden, ceiling light point, carpeted flooring and radiator.

Front facing double bedroom

14'9" x 8'10" (4.52 x 2.71)
Having two double glazed windows overlooking the front aspect , loft hatch, having useful storage cupboard with hanging rail and carpeted flooring.

Family bathroom

8'0" x 6'9" (2.46 x 2.06)
Having 3 piece bathroom suite comprising of bath with shower over, wash hand basin and toilet and vinyl flooring. Ceiling light point, extractor fan, chrome heated towel radiator.

Outside - Front garden

To The Front Of The Property - Front grass area, side driveway for two cars, walk way to front door and footpath access to the gated rear garden. The storage unit on the drive is excluded from the sale

Side driveway providing off road parking

Above average sized rear garden

Above average sized garden with lawn, raised flower borders to either side and panelled fenced boundaries. Patio entertaining space. The shed is included in the sale.

Tenure

Leasehold - 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.

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, 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

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.

How To Make An Offer

Following an internal viewing of the the property call the office if you wish to make an offer as there is a strict procedure and a specific Application which any buyer would need to complete to see if they qualify for this property.

Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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

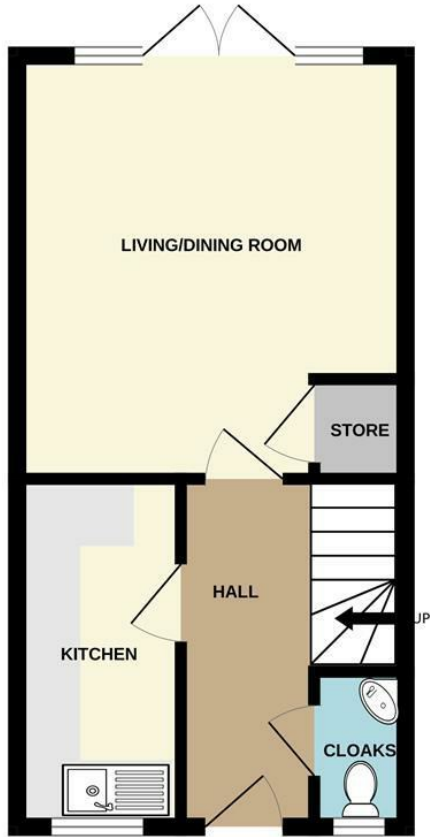
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/20.06.2024/1 DRAFT

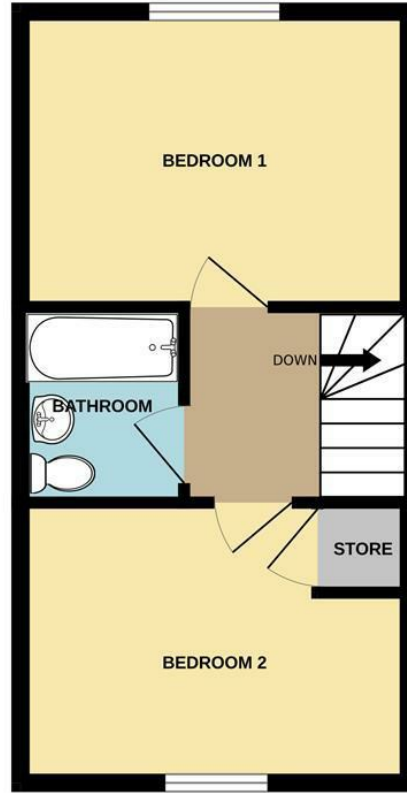
LMPL/LMM/25.06.2024/2 APPROVED



GROUND FLOOR



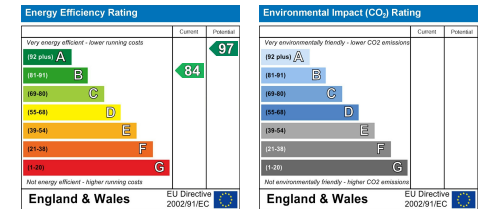
1ST FLOOR



Directions

For SAT NAV purposes use DE11 7FR

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: B

The vendor informs us that the property is Leasehold, 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.

MAB 4202

