



78 Eureka Road
Swadlincote, DE11 7NW
£335,000

The logo for lizmilsom properties, featuring a red house icon above the text "lizmilsom" in bold black letters and "properties" in red lowercase letters below it.

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A highly impressive and substantial 1930s detached residence, retaining many original period features throughout. This larger-than-average family home offers three generous double bedrooms, two reception rooms, a spacious breakfast kitchen, and a 20ft conservatory overlooking a private, enclosed rear garden. Set within sizeable and secluded grounds, the property provides extensive parking—ideal for a motorhome and multiple vehicles—together with further enclosed gardens, creating an exceptional and versatile outdoor space. A rare opportunity to acquire a character home with superb potential in a sought-after location, with excellent road links, perfect for the commuter. With motivated sellers, EARLY VIEWING is HIGHLY RECOMMENDED!! Call the Award winning Agents LIZ MILSOM PROPERTIES today.

- A highly impressive 1930s Detached House
- Security gated ample parking, caravan etc
- Utility, Cloaks/WC, First floor bathroom
- Plenty of period character features
- Motivated sellers- Hurry to view
- Generous corner plot
- 3 Reception Rooms including Conservatory
- First floor - 3 double bedrooms
- Gardens surround the property
- Excellent road network easy access M42/M1



Bay windowed Lounge

13'4" x 12'0" (4.08m x 3.68m)

Separate Dining Room

13'4" x 13'0" (4.08m x 3.97m)





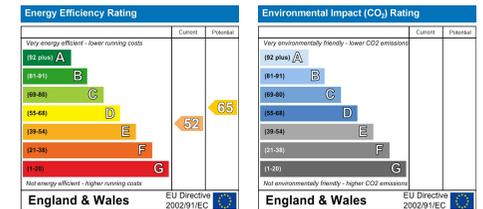


TOTAL AREA: APPROX. 135.5 SQ. METRES (1458.1 SQ. FEET)

Our floorplans are included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.
Plan produced using The Mobile Agent.

Directions

For SAT NAV purposes use DE11 7NW



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

Directors: E M Milsom G T Milsom

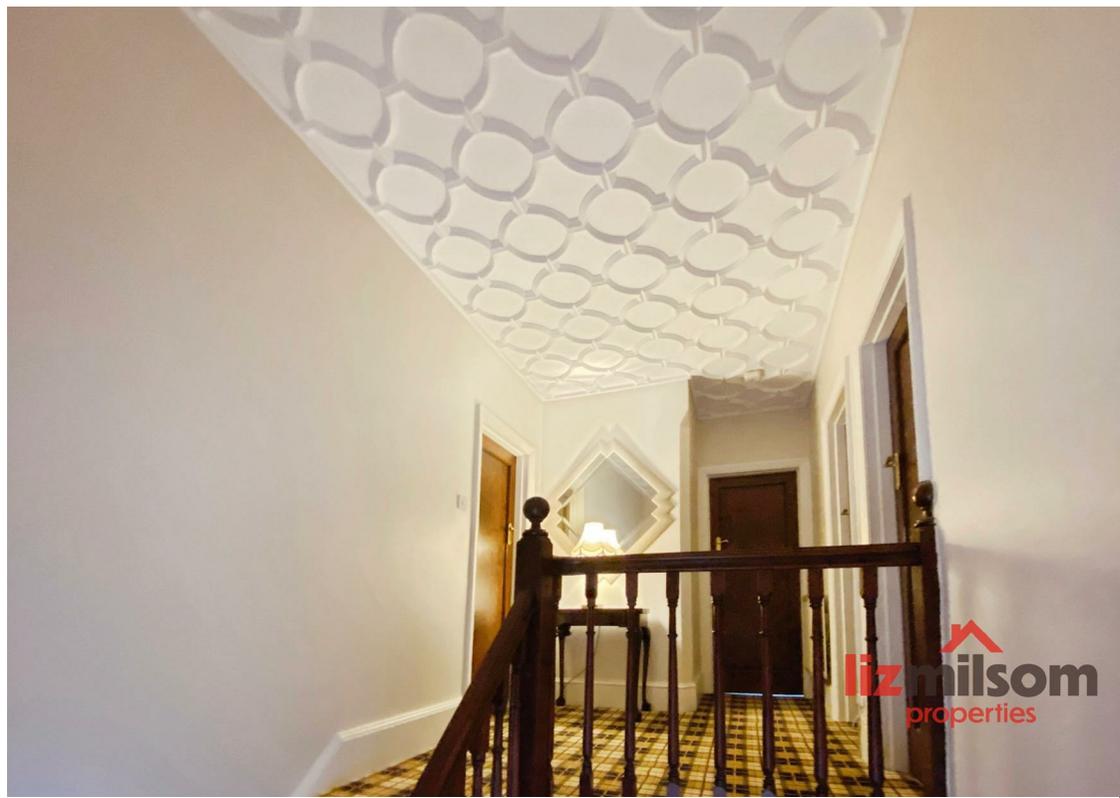


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COUNCIL TAX

Band: D

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.

MAB 4202

