54 Regent Street
Swadlincote, DE11 9PJ
Price guide £120,000

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properties

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**** PRICE GUIDE £120,000 - £125,000 **** MUCH IMPROVED, 2 DOUBLE bedroomed MID-TERRACED HOME, being perfect for BUY-TO-LET INVESTORS or FIRST TIME BUYERS. With NO UPWARD CHAIN, gas central heating, double glazing, Lounge, splendid fitted Dining Kitchen, separate Utility & first floor family bathroom. Located close to amenities, schools and major road links. READY TO MOVE INTO! Council Tax A - EPC rating D Rear garden. VIEW EARLY .... PRICED TO SELL, call our friendly dedicated team, Liz, Donna & Ellie TODAY to book your viewing!

- PRICE GUIDE - £120,000 - £125,000
- Offered CHAIN FREE
- Separate Utility, Living Room
- First floor bathroom incl shower
- On Street parking. Easy access M42
- Much improved terraced home
- Splendid fitted Kitchen Diner
- 2 well proportioned bedrooms
- Rear garden & outbuilding
- View early with Liz Milsom Properties

Location
The property is pleasantly located on an established street, within walking distance to a parade of shops including a convenience Stores, public houses and a variety of independent shops. Church Gresley is approximately half a mile from Swadlincote town centre which provides all local amenities with shops, Supermarkets, eateries and a local cinema. Ideal for the commuter the property is well placed for the road networks including easy access to the A444, A511, A38 and M42 which leads to the major towns of Birmingham, Nottingham and beyond.

Overview - Ground floor
The property benefits from double glazing, gas central heating so is READY TO MOVE INTO and with being CHAIN FREE, should be a swift process should you choose to buy.

The property is situated behind a small walled garden with path which leads through an entry and directly to the front entrance door. Entering into the property the entrance door leads directly into a Side entrance Lobby, with stairs leading off to the first floor. To the left is access to the front Lounge, with fire surround for cosmetic purposes, radiator and fitted carpet.

Through the Entrance lobby, there is a door which leads through to the splendid fitted Dining Kitchen, which is located to the rear of the property, having an excellent range of wall and floor high specification units from Howdens with ample work surfaces and inset stainless steel 1.5 bowl sink unit and space for fridge freezer. There is a fitted electric oven, hob and extractor over are all included in the sale, perfect for first time buyers. Useful under stairs cupboard for storage. Practical flooring and window overlooking the rear garden. The dining Kitchen has plenty of space for a dining table.

Leading to the rear of the property is a step to the separate Utility room, this is where the Logic gas fired boiler is located. There is plumbing for an automatic washer with work surface over and radiator. There is rear door which leads to the rear yard and access to the rear garden.

Overview - First floor
Stairs lead from the ground floor side entrance lobby situated between the Lounge and the Dining Kitchen. The stairs are carpeted and lead to the landing where all first floor accommodation leads off.

Bedroom one is located to front , this is a great sized double bedroom with fitted carpet and radiator.

Bedroom Two is located overlooking the rear aspect and is a generous sized bedroom with radiator and carpet.

A side passageway from the landing leads to the first floor family bathroom having three piece white suite comprising bath with electric shower over, low-level WC and wash basin. Chrome heated towel rail and opaque double glazed window. There is a built-in airing cupboard housing the hot water cylinder and storage space.

The well presented, accommodation:

Front facing Lounge
11'2" x 10'2" (3.42m x 3.11)

Generous sized Dining Kitchen
11'5" x 11'2" (3.50m x 3.42m)

Rear Lobby & Separate Utility Room
12'0" x 5'1" (3.67m x 1.57m)

First floor and landing

Bedroom 1
11'2" x 10'2" (3.41m x 3.11m)

Bedroom 2
10'2" x 8'11" max (3.10m x 2.74m max)

First floor modern Family bathroom incl shower
10'11" x 5'6" (3.34 x 1.68)

Outside
Small walled low maintenance front garden, Side entry leads to the side entrance door to the property. Proceed down the entry and turn left which leads to the rear yard and garden, which has panelled fenced boundaries. There is a useful outbuilding. Please note pedestrian access will be required by the adjoining properties.

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.

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 - Thursday
9.00 am - 5.00 pm Friday
9.00 am – 2.00 pm Saturday
Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

Making An Offer
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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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.

LMM/EMM/LMPL.07.02.2026/1 DRAFT
LMM/EMM/LMPL/08.02.2026/2 APPR

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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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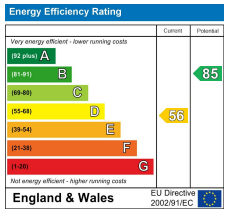
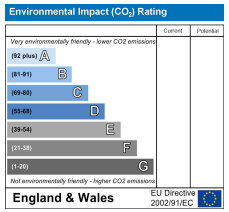
Directions

For SAT NAV purposes use DE11 9PJ - Please note ONE WAY STREET





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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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