

20 Edward Street
Hartshorne, DE11 7HG
£185,000

lizmilsom properties

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 20 Edward Street to the market. A well-presented and spacious three-bedroom end-terraced home occupying a quiet and popular setting in Hartshorne, enjoying pleasant views over open fields. The property offers SPACIOUS ACCOMMODATION throughout, including a welcoming entrance hallway, spacious lounge, impressive breakfast kitchen and separate utility area. To the first floor are two generous double bedrooms, a versatile third bedroom, family bathroom and additional WC. Externally, the property benefits from a large fore garden providing ample off-road parking, a further side garden and a fantastic-sized, non-overlooked rear garden with patio, raised patio and lawned area. An excellent opportunity for first-time buyers and families seeking a spacious home with fantastic outdoor space and countryside views. EPC: D/COUNCIL TAX BAND: A Contact the office today to arrange your viewing!

- Spacious three-bedroom end-terraced property in quiet and popular cul-de-sac setting
- Bright and spacious lounge
- Ground floor & first floor WC
- Family bathroom
- Ideal opportunity for first-time buyers and families
- Large gravelled fore garden providing ample off-road parking
- Impressive breakfast kitchen with separate utility
- Two spacious double bedrooms & versatile third bedroom
- Generous non-overlooked rear garden & further side garden enjoying countryside views
- EPC: D/ TAX BAND: A







Location
The property is situated in the popular village of Hartshorne, approximately two miles from Swadlincote and within easy reach of Ashby-de-la-Zouch and Burton upon Trent. Hartshorne offers a pleasant and quiet village setting with local amenities, all within walking distance primary school, convenience store and public transport links, countryside walks, whilst the nearby towns provide a wider range of shops, supermarkets, leisure facilities, cafés and restaurants.

Overview -
A well-presented and spacious three-bedroom end-terraced property, ideally situated in the popular village of Hartshorne. Occupying a quiet setting with pleasant views over open fields, this attractive home offers generous accommodation throughout together with excellent outdoor space, ample off-road parking and a non-overlooked rear garden.

To the front, the property benefits from a large fore garden, incorporating slabbed and gravelled areas providing ample off-road parking. A pathway leads through to the side of the property and a further garden area, which enjoys pleasant views over the surrounding countryside.

Upon entering, you are welcomed into a useful entrance porch, ideal for storing coats and shoes. A further door leads into the bright and welcoming entrance hallway. The hallway is particularly spacious and provides access to the ground floor WC, generous lounge and impressive breakfast kitchen, whilst stairs rise to the first floor.

The ground floor WC benefits from a low-level WC, corner wash hand basin, tiled walls, useful housing for the central heating boiler and an opaque window to the front aspect.

The spacious lounge is situated to the rear of the property and provides a generous reception space. A window overlooking the rear garden allows plenty of natural light to flood the room, creating a bright and airy environment, with ample space for a range of freestanding furniture.

The breakfast kitchen is a particular highlight of the property, offering an excellent amount of space and incorporating a range of wall and floor-mounted units with complementary work surfaces. Integrated appliances include an oven and hob, whilst a stainless-steel drainer sink is positioned beneath a window overlooking the front aspect. There is additional space and plumbing for appliances, tiled splashbacks and tiled flooring. The dining area provides ample space for a table and chairs, with a further window overlooking the rear garden.

An open walkthrough leads into the separate utility area, which is a bright and versatile space benefiting from dual-aspect windows overlooking the side and rear gardens. There is tiled flooring, space for appliances and a door providing direct access to the rear garden.

To the first floor, there are three bedrooms, a further WC, family bathroom and useful airing cupboard.

Bedroom One is a generous double bedroom featuring carpeted flooring, a window overlooking the rear aspect which allows plenty of natural light into the room, and ample space for freestanding bedroom furniture.

Bedroom Two is another well-proportioned double bedroom, again with carpeted flooring and a rear-facing window enjoying pleasant views over the adjoining fields. There is ample room for a range of bedroom furniture.

Bedroom Three is a generous single bedroom, currently utilised as a home gym, demonstrating the versatility of the accommodation. The room benefits from a loft hatch and a rear-facing window, allowing plenty of natural light.

The first-floor WC benefits from a low-level WC, radiator and opaque window to the front aspect.

The family bathroom comprises a bath with shower over, enclosed wash hand basin with useful built-in storage, heated towel rail, tiled walls and an opaque window to the front aspect.

Outside, the rear garden is a fantastic size and enjoys a pleasant, non-overlooked position. There is a patio area together with a further raised patio, providing an ideal setting for outdoor entertaining and seating. Beyond this is a large lawned area, making the garden particularly well suited to families or those with pets. Fenced boundaries provide a good degree of privacy.

Overall, 20 Edward Street presents a fantastic opportunity for first-time buyers and families alike to acquire a spacious and well-presented home in a quiet and popular setting. With generous accommodation, ample off-road parking, pleasant countryside views and excellent outdoor space, an internal viewing is highly recommended to fully appreciate all that this property has to offer.

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 offering COMPETITVE fees.

Available:
9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)
9.00 am – 4.00 pm Saturday
10.00 am – 12.00 Noon Sunday

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.

Property to Sell? Then why pay more?....

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 – offering straight forward honest advice and extremely competitive fees.

AML for Purchasers
ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

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.





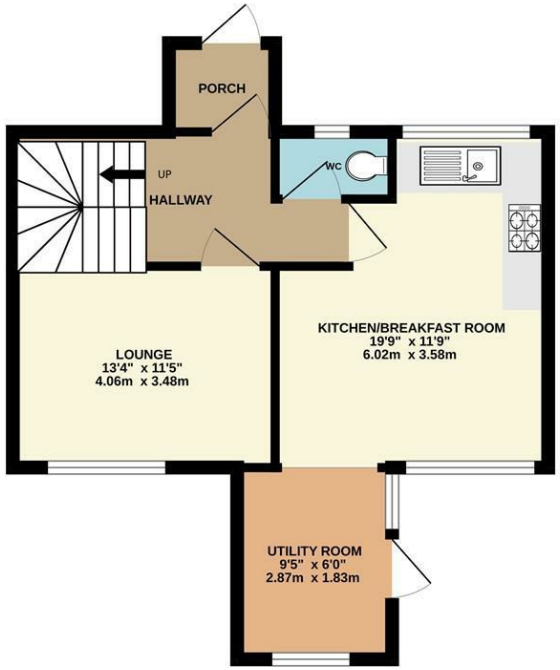




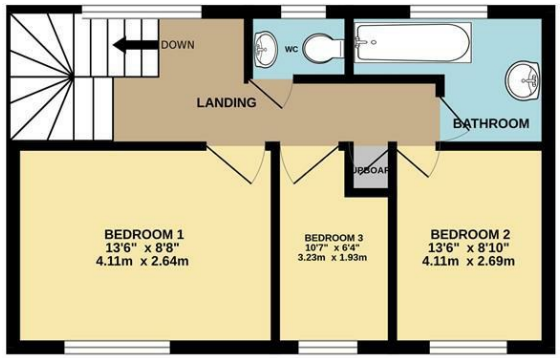
Directions

For SAT NAV purposes use DE11 7HG

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.

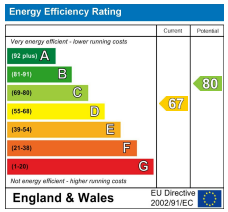


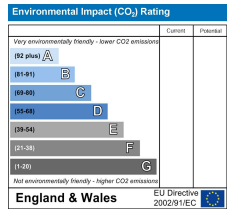
1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.1 sq.m.) approx.

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: 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
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