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**16 Valley Rise**  
**Swadlincote, DE11 0QD**  
**Reduced to £184,950**

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## 16 Valley Rise, Swadlincote, DE11 0QD

Offered with no upward chain, this well-presented two-bedroom semi-detached bungalow is located in a popular residential area and provides spacious, versatile accommodation. The property has a low-maintenance fore garden, driveway and carport for off-road parking.

Inside, there is a fitted kitchen and a generous lounge with a bow window and feature log burner. Two good-sized bedrooms are included, with bedroom one offering fitted wardrobes and access to a bright sitting/garden room overlooking the rear garden. A family bathroom with a three-piece suite completes the layout.

The private rear garden is designed for low maintenance, with patio and decking areas, plus a shed included in the sale.

An ideal home for downsizers, first-time buyers or those wanting single-storey living. Early viewing is recommended.

- Two-bedroom semi-detached bungalow offered for sale with no upward chain
- Generous Sized lounge with log burner
- Two Bedrooms one with fitted wardrobes
- Private, enclosed low-maintenance rear garden with patio, decking and shed included
- Popular location close to Swadlincote Town Centre
- Fitted Kitchen
- Family Bathroom
- Additional sitting room/ garden room with access to the rear garden
- Off Road parking
- EPC: D / TAX BAND: A



## Location

Situated within the sought-after area of Valley Rise, DE11 0QD, this two-bedroom bungalow enjoys a pleasant and established setting ideal for a wide range of buyers. The property is conveniently positioned for easy access to local shops & everyday amenities, while Swadlincote town centre is just a short drive away offering a wider range of retail, leisure and dining options. Excellent transport links connect the area to surrounding towns and villages, with nearby road networks providing straightforward access to Burton upon Trent, Ashby-de-la-Zouch and beyond. The location also benefits from nearby green spaces and countryside walks, making it ideal for those seeking a balance of convenience and a quieter lifestyle. Offered to the market with No Upward Chain, this home presents a fantastic opportunity in a popular and well-connected location.

## Overview

Offered with no upward chain, 16 Valley Rise is a well-presented two-bedroom semi-detached bungalow that combines generous living space with low-maintenance outdoor areas, making it ideal for a range of buyers.

To the front, the property features a low-maintenance foregarden with a driveway, gravelled area, and slabbed border with pathway leading to the carport. The carport provides access to a further low-maintenance patio area, a side entrance door into the bungalow, and access through to the rear garden.

Upon entering the bungalow, you step directly into the kitchen, which is positioned at the front of the property and benefits from plenty of natural light via a window overlooking the front aspect. The kitchen is fitted with a range of wall and floor mounted units offering excellent storage, complemented by roller-edge worktops and tiled splashbacks. Integrated appliances include an oven, hob, and extractor, along with a stainless steel sink and drainer. There is space and plumbing for additional appliances, as well as a useful storage cupboard. Doors from the kitchen lead to the hallway and the spacious lounge.

The lounge is a generous and welcoming room featuring a bow window to the front elevation. A log burner set against a brick feature wall adds charm and character, creating a cosy focal point.

From the hallway, access is provided to both bedrooms and the family bathroom.

Bedroom One is a spacious double room with carpeted flooring, radiator, and fitted part-mirrored wardrobes running the length of the room. A door with a step down leads into the sitting room/garden room, which enjoys windows to the rear and side elevations and a door opening directly onto the rear garden.

Bedroom Two is another good-sized bedroom, located to the rear of the property, with a window overlooking the garden and carpeted flooring.

The family bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and panelled bath with electric shower over. Additional features include a window to the side elevation, part-tiled walls, and a built-in airing cupboard housing the central heating boiler.

To the rear, the garden is fully enclosed with fenced and walled boundaries, offering a high degree of privacy. Designed for ease of maintenance, it features a combination of patio and decking areas, and includes a shed which is to remain as part of the sale.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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9.00 am – 4.00 pm Saturday

Closed - Sunday

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## 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.

## 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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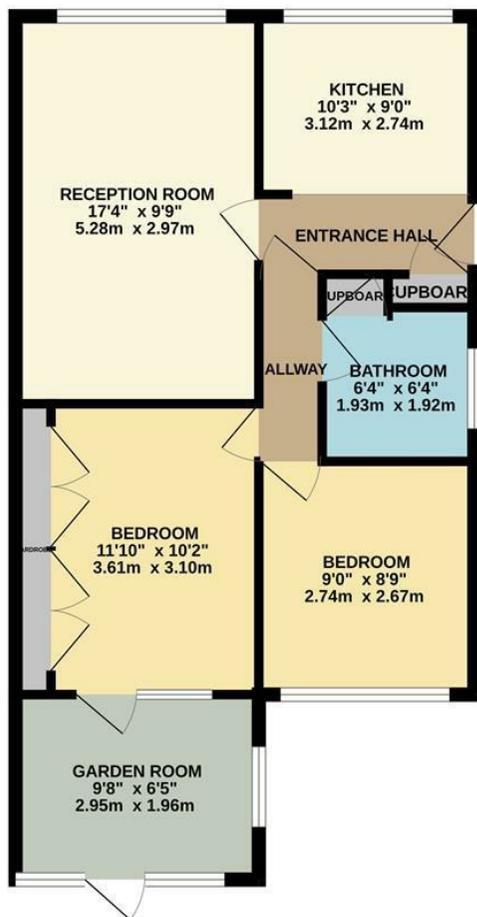
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## Disclaimer

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.



GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.

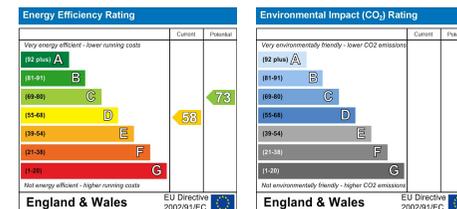


TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

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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## Directions

For sat Nav purposes use the postcode DE11 0QD



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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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