



28 Main Street
Blackfordby, Derbyshire DE11 8AE
£157,500

lizmilsom
properties 

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SUPERB VILLAGE LOCATION, SPLENDID SEMI-DETACHED BUNGALOW with GARAGE & low maintenance gardens Rare opportunity, so we recommend that you HURRY TO VIEW. Some upgrading required, yet benefiting from fitted Breakfast kitchen, spacious lounge, bathroom incl shower, 3 bedrooms. MUCH SOUGHT AFTER LOCATION CALL Liz Milsom Properties to arrange your viewing on (01283) 219336.

- Rare opportunity - Hurry to view
- Gas central heating & double glazed
- Spacious Lounge
- 2 double bedrooms & 1 single
- Well maintained gardens
- Semi-detached Bungalow
- Well equipped, excellent potential
- Fitted Breakfast Kitchen
- Family bathroom incl shower
- Sought after village location



Location

Blackfordby is a small village that lies approximately a mile northwest of Ashby de la Zouch. A footpath connects the two which is approximately a 25 minute walk. The village boasts an award winning village hall, a public house, village church, garden nursery, and well respected primary school, all within very easy walking distance of the property. It has a small park which is well kept and donated to the villagers in 1894.

Summary

SUPERB VILLAGE LOCATION, SPLENDID SEMI-DETACHED BUNGALOW with GARAGE & low maintenance gardens.. Rare opportunity, so we recommend that you HURRY TO VIEW, offering excellent potential yet some upgrading required. Benefiting from fitted Breakfast kitchen, spacious lounge, bathroom incl shower, 3 bedrooms. MUCH SOUGHT AFTER LOCATION CALL Liz Milsom Properties to arrange your viewing on (01283) 219336. The property offers excellent potential and would make a lovely family home in this picturesque village which is close to Ashby-de-la-Zouch, having excellent road links for the commuter leading to the towns of Burton -on-Trent, Tamworth Birmingham & Nottingham. The M42 being a short 10 minute drive away. The property has gas central heating heating, the boiler is situated in the Breakfast Kitchen, double glazed windows, door, low maintenance fascias and soffits, making this an ideal retirement home in a perfect location.

PROPERTY TO SELL? THEN WHY PAY MORE....

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Ground Floor Accommodation

The front entrance door leads in to a generous sized

Breakfast kitchen which is well fitted with a range of wall and floor mounted units and has appliances which include double electric oven and hob, ample appliance space for larder fridge and freezer, plumbing for an automatic washer, this is a light and airy room. From the kitchen a door leads to the spacious Lounge a focal point of which is the feature fireplace with fitted electric fire and a large bow window overlooks the front aspect. A further door leads to an Inner hall where all the bedrooms and bathroom lead off. There are two double bedrooms, one with fitted furniture and a further single bedroom with fitted wardrobes, this is currently used as a Craft room by the present owner. The family bathroom has a white suite including a shower over the bath.

Breakfast Kitchen

12'0 x 10'0 (3.66m x 3.05m)

Spacious Lounge

16'0 x 11'10 (4.88m x 3.61m)

Inner Hall

Bedroom

14'0 x 8'0 (4.27m x 2.44m)

Bedroom

10'10 x 7'7 (3.30m x 2.31m)

Bedroom

9'10 x 7'0 (3.00m x 2.13m)

Family bathroom

6'7 x 6'7 (2.01m x 2.01m)

Low maintenance front garden

Side Driveway

Quality pathway with steps leading to the front entrance door, with matching side driveway providing OFF ROAD PARKING and leading to the:

DETACHED GARAGE

Of brick built construction with metal up and over door, side personnel door and light and power supply. Exterior lighting

Rear garden

The rear garden has panelled fenced boundaries, lawn

with small fish pond , patio and graveled area and enjoys a reasonable degree of privacy.

Disclamer

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.

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.

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.

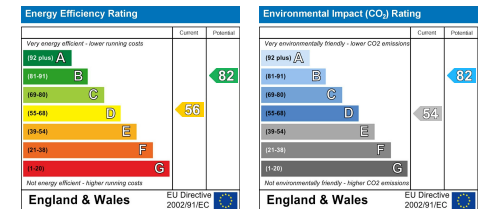
DRAFT DETAILS

LMM 15.06.2017/1 DRAFT



Directions

The property is best approached by travelling out of Ashby-de-la-Zouch to the A511 bypass, taking the first available exit at the roundabout, sign-posted Burton-upon-Trent. Continue for a short distance, turning first left into Heath Lane, sign-posted Blackfordby. Upon entering the village, proceed past the Church on the right hand side and continue down Main Street, the subject property is situated on the right hand side, clearly denoted by our distinctive red 'For Sale' board.



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COUNCIL TAX

Band:

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.

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