



30 Wood Street
Church Gresley, Derbyshire DE11 9QB
£124,950

30 Wood Street, Church Gresley, Derbyshire DE11 9QB

**** LIZ MILSOM PROPERTIES **** are excited to bring to the market this mid-terraced FAMILY HOME located on this well established street, close to the local Park and within walking distance of the town centre. Ideally suitable for INVESTORS & FIRST TIME BUYERS! Viewing highly recommended to reveal : Lounge, Dining Room, fitted Kitchen. There are two DOUBLE Bedrooms and first floor modern Bathroom. Externally there is a long rear garden. In addition the property benefits from double glazing and gas central heating. EPC awaited. To view Call the award winning Agents, LIZ MILSOM PROPERTIES we are open 7 days and late till 8pm weekdays.

- Ideal for first time buyers or investors
- Close to the town centre
- 2 Reception Rooms
- first floor bathroom
- Private long rear garden
- Mid terraced home
- PVCu double glazing & GCH
- Galley fitted Kitchen
- 2 double bedrooms
- Viewing highly recommended



Location

Situated within walking distance of Swadlincote town centre in South Derbyshire, Church Gresley is a thriving and established village, with a variety of amenities and facilities including schools, the local Maurice Lea Memorial Park, pubs and shops. Centrally located, therefore being ideally for the commuter with easy access to the A514, A444/M42 and wider ranging M1 including the cities of Birmingham and Nottingham. There are leisure facilities in nearby Swadlincote including the Ski slope, Greenbank Leicester Centre, further afield being Conkers and the surrounding National Forest.

Overview - Ground floor

The main entrance to the property is to the side via a shared entry, with a door to a hall, with access to both reception rooms. To the front there is the lounge, with a fire surround. Across the hall from the lounge is the dining room which due to the current issues doubles as an office space with a window overlooking the rear yard and garden. There is an under stairs cupboard, access to stairs leading to the first floor and a access to the galley kitchen. This has an excellent range of wall and floor mounted units, appliance spaces and fitted electric hob with fitted extractor over, oven and space for fridge freezer and having plumbing for an automatic washer, with laminate flooring completing the look. There is a PVCu door leading to the rear courtyard and garden.

Overview - First Floor

To the first floor, the master bedroom is located to the front and is a large double with a built-in storage cupboard. Bedroom two is also a double, located to the rear and completing the first floor is the modern bathroom, located to the front of the property which has a bath with an electric shower, pedestal wash basin, low level WC and attractively tiled walls.

The Well Presented Accommodation

Side Reception Hall

Spacious Lounge

Rear Dining Room

11'0 x 11'0 (3.35m x 3.35m)

Galley fitted Kitchen

16'8 x 4'6 (5.08m x 1.37m)

First Floor and Landing

Bedroom One

11'8 x 9'9 (3.56m x 2.97m)

Bedroom Two

11'0 x 11'0 (3.35m x 3.35m)

Family Bathroom

10'4 x 6'0 (3.15m x 1.83m)

Outside

The property is set back from the road behind a low maintenance coloured stone fore garden. There is a shared private entry with a timber gate which leads into the rear courtyard and private long rear garden, patio area, lawned area and potential garden plot etc with a variety of fruit bushes etc and having panelled fenced boundaries.

Tenure

Flying 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.

To View : Call Liz Milsom Properties

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.

Available

8.00 am – 8.00 pm Monday to Friday,
9.00 am – 4.00 pm Saturday
11.00 am – 2.00 pm Sunday.

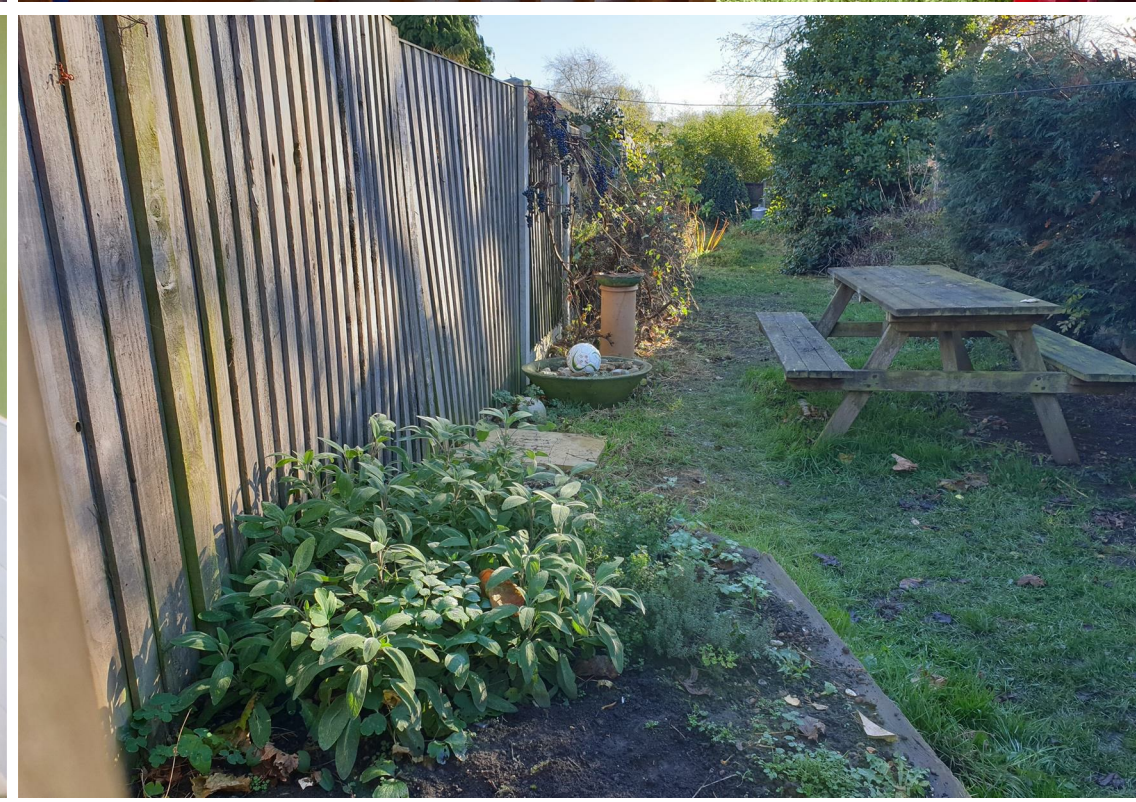
Measurements

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.

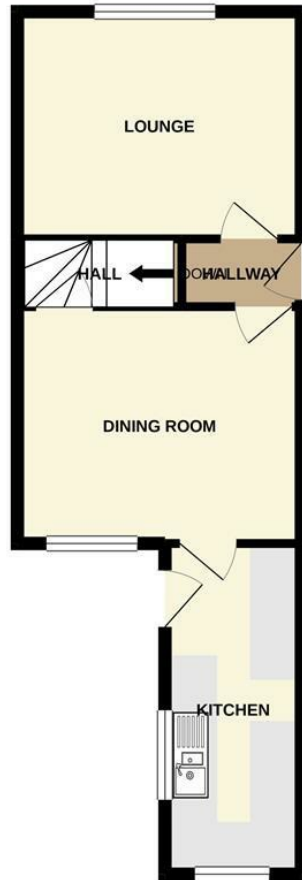
Disclaimer

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.

LMPL/LMM/EMM/22.11.2021/1 DRAFT



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



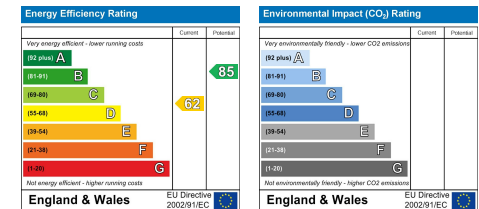
1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 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.
Made with Metropix ©2021

Directions

The property is best approached by traveling out of Swadlincote town centre along Civic Way upon reaching the Sainsburys roundabout take the first exit passing the Greenbank Leisure Centre on the left and turn immediate left into West Street. Follow the road round and continue into Alexandra Road, upon passing the zebra crossing, turn right into New Street, and first right into Wood Street, continue for a short distance and the subject property is situated on the left hand side clearly denoted by our For Sale board. EPC & FLOOR PLANS currently awaited.



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

Directors: E M Milsom G T Milsom

📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

COUNCIL TAX

Band: A

The vendor informs us that the property is Flying 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.



KEEP UP TO DATE
with **lizmilsom properties**
for **NEW** listings,
Offers, Competitions
& much much more...



lizmilsom properties

Want to arrange a viewing ???

Call Liz, Vicky or Donna on:
01283 219336



lizmilsom properties

Our office is open 7 days a week
Monday to Friday 8am - 8pm
Saturday 9am - 4pm
Sunday 11am - 2pm

OPEN LONGER, WORKING HARDER TO SELL YOUR HOME !

**We can search
1,000s of mortgages
for you**

It could take just 15 minutes with
one of our specialist advisers:

Call: **01283 219336**
Online: www.mortgageadvicebureau.com/lizmilsom



Your home may be repossessed if you do not keep up repayments on your mortgage.
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.

MA8 4202

