



**66 Wilmot Road**  
**Swadlincote, DE11 9BH**  
**£165,000**

**lizmilsom**  
properties

## 66 Wilmot Road, Swadlincote, DE11 9BH

\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\* are delighted to bring 66 Wilmot Road to the market. A beautifully presented two-bedroom end-terraced home, offering spacious accommodation and a well-balanced layout ideal for modern living. This charming property features a welcoming front lounge with characterful fireplace, a generous separate dining room perfect for entertaining, and a well-equipped fitted kitchen with direct access to the rear garden.

To the first floor are two excellent double bedrooms and a stylish, contemporary shower room, all maintained to a high standard throughout. Externally, the property boasts an attractive, rear garden with patio seating areas and a lawn, creating an ideal space for relaxing or hosting during the warmer months.

Situated in a popular and convenient location with on-street parking available, this home suits a range of buyers, from those looking to move straight in to investors seeking a well-maintained and immediately lettable property that combines comfort, practicality, and outdoor space.

- Beautifully presented two-bedroom end-terraced home
- Spacious front lounge with feature fireplace
- Separate dining room overlooking the rear garden
- Fitted Kitchen
- Two generous double bedrooms, one with fitted storage cupboard
- Modern and stylish three-piece shower room
- Attractive rear garden with patio and lawn
- Popular and convenient setting
- EPC: D / TAX BAND:A



## Location

66 Wilmot Road enjoys a convenient setting in the popular town of Swadlincote, offering great access to everyday amenities. The property is well positioned for easy access to Swadlincote town centre, where a range of shops, supermarkets, cafés, and leisure facilities can be found, along with schooling for all ages. Excellent transport links are nearby, with good road connections to Burton upon Trent, Ashby-de-la-Zouch, and Derby, making it ideal for commuters. The surrounding area also benefits from attractive countryside and local parks, providing plenty of opportunities for walking and outdoor recreation, making this an appealing location.

## Overview

66 Wilmot Road – Well Presented Two Bedroom End Terrace

Situated in a popular and convenient location, this well-presented home offers an ideal opportunity for owner-occupiers and investors alike, combining tasteful décor with practical living space throughout

To the front, the property benefits from on-street parking (non-allocated) and is set behind a walled boundary. A low-maintenance, slabbed fore garden with established greenery provides attractive kerb appeal and leads to the front entrance.

Upon entering, you are welcomed into a spacious lounge positioned at the front of the property. This inviting room features carpeted flooring, a window allowing for plenty of natural light, and a charming feature fireplace. A decorative glass-panelled door leads through to the inner hallway, where there is access to a useful understairs storage cupboard. From here, a further glass-panelled door opens into the separate dining room.

The dining room is a generously sized space with carpeted flooring and a window overlooking the delightful rear garden, filling the room with natural light. A step leads up to a door providing access to the staircase and first-floor landing, while another feature glass door opens into the fitted kitchen.

The kitchen is well-appointed with a range of wall and base units complemented by rolled-edge worktops. There is a stainless steel drainer sink positioned beneath a side-facing window, along with space and plumbing for additional appliances. The Ideal boiler is also housed here. A further

window overlooks the rear garden, and a side door provides direct access outside.

To the first floor, the landing leads to two well-proportioned double bedrooms and a modern shower room. Bedroom One is a particularly spacious double located at the front, featuring two windows that allow for an abundance of natural light, along with ample space for freestanding furniture. Bedroom Two, positioned at the rear, is another generous double with a window overlooking the garden and a useful storage cupboard.

The contemporary shower room comprises a three-piece suite including a low-level WC, shower cubicle, and wash hand basin. It benefits from tiled flooring, partial wall tiling, an extractor fan, heated towel rail, and an opaque rear-facing window.

Externally, the rear garden is a standout feature of the home. It offers a patio area ideal for outdoor seating and entertaining, a large lawn with established shrubs and borders, and steps leading up to a further patio area. Additional benefits include an outside tap and fenced boundaries providing privacy. Please note, there is a right of access for the neighbouring property via the rear side access.

Overall, this attractive home is well maintained and tastefully decorated throughout, making it a perfect choice for a range of buyers, from those looking to move straight in to investors seeking a well-maintained and immediately lettable property.

## Viewing Strictly Through Liz Milsom Properties

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9.00 am – 2.00 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.

## Making An Offer

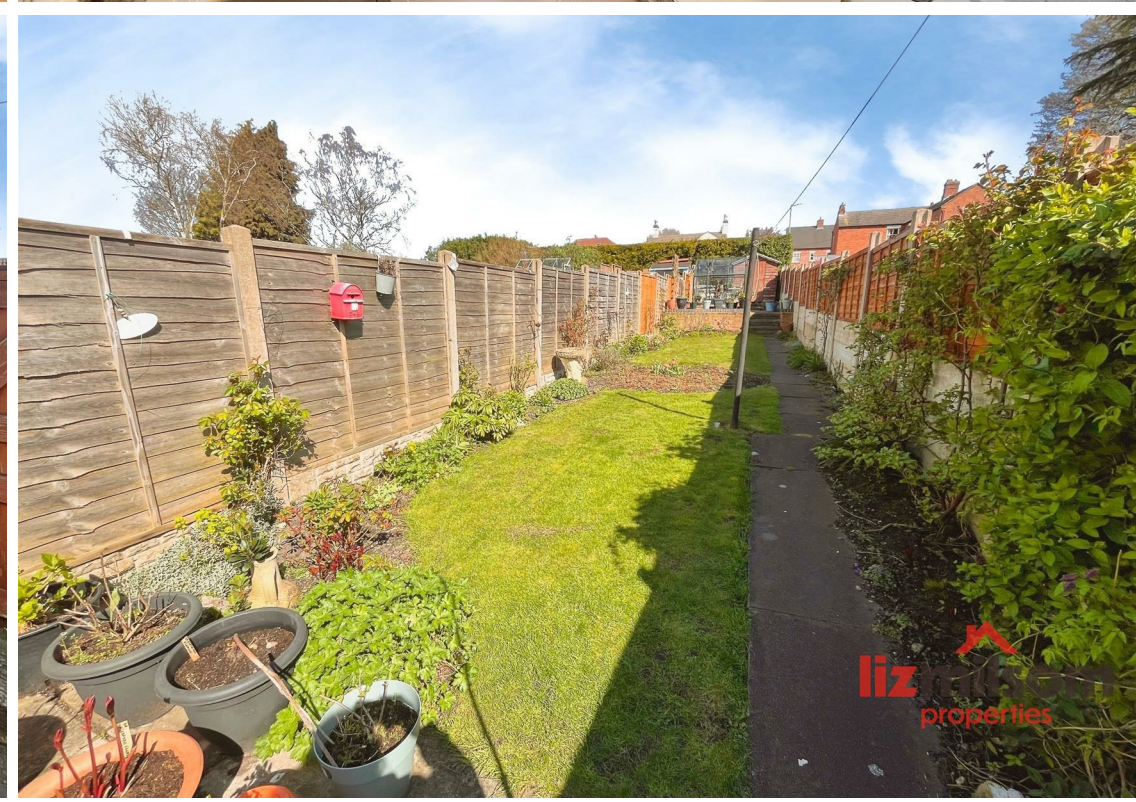
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We 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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## Disclaimer

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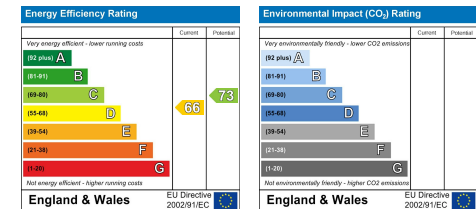




TOTAL FLOOR AREA: 805 sq ft (74.8 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus 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 9BH



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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.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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