

10 Vicarage Road
Swadlincote, DE11 8LG
Guide price £175,000

lizmilsom
properties

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*** GUIDE PRICE £175,000 - £185,000 ***

***** LIZ MILSOM PROPERTIES ***** are delighted to bring 10 Vicarage Road to the market. A spacious two double bedroom semi-detached home offered with no upward chain, ideally positioned within walking distance of Swadlincote town centre and everyday amenities. Featuring a generous open-plan lounge/diner, bright conservatory, fitted kitchen with integrated appliances, ground floor WC, four-piece family bathroom and a fantastic-sized private rear garden, this well-presented property offers an excellent opportunity for first-time buyers, downsizers or investors alike. EPC: D/ TAX BAND: A

- GUIDE PRICE : £175,000 - £185,000
- Spacious two double bedroom semi-detached home offered to the market with no upward chain
- Bright and spacious open-plan lounge/diner & Fitted kitchen
- Fantastic conservatory
- Ground floor WC
- Two generous double bedrooms. with fitted storage
- Four-piece family bathroom
- Fantastic-sized, private rear garden
- Within walking distance of Swadlincote Town Centre and everyday amenities.
- EPC: D / TAX BAND : A







Location
10 Vicarage Road enjoys a convenient position within a well-established popular area of Swadlincote, offering easy access to a wide range of local amenities including shops, supermarkets, schools, healthcare facilities and leisure amenities all within walking distance. The property is well placed for commuting, with excellent transport links to nearby towns and centres including Burton upon Trent, Ashby-de-la-Zouch and Derby, while the surrounding South Derbyshire countryside provides opportunities for walking and outdoor recreation. The location combines the benefits of a peaceful setting with the convenience of everyday services and good connectivity to the wider region.

Overview
Offered to the market with no upward chain, this spacious two-bedroom semi-detached home occupies a popular position within walking distance of Swadlincote town centre and a wide range of everyday amenities. Boasting generous living accommodation, a fantastic rear garden and excellent potential for first-time buyers, downsizers or investors, this is a wonderful opportunity not to be missed.

To the front, the property benefits from on-street parking and sits behind low panelled fencing with a low-maintenance foregarden. A gated pathway leads to the front entrance, whilst a side access provides convenient access to the rear garden.

Stepping inside, the welcoming entrance hallway features carpeted flooring and provides access to the spacious open-plan lounge/diner, fitted kitchen, ground floor WC and a useful storage cupboard housing the boiler. The cloakroom is fitted with a low-level WC, floating wash hand basin and an opaque window to the front elevation, whilst carpeted stairs rise to the first floor.

The spacious open-plan lounge/diner is ideal for modern family living and entertaining. The dining area enjoys a beautiful bay window to the front elevation, flooding the room with natural light, along with carpeted flooring and a radiator. An attractive archway opens into the generous lounge, where a feature fireplace set within an attractive surround creates a charming focal point. Sliding doors lead into the conservatory, a bright and versatile additional reception space with a brick-built base, overlooking the rear garden and benefiting from French doors opening onto the patio.

The fitted kitchen is positioned to the rear of the property and offers a range of matching wall and base units with complementary work surfaces. Integrated appliances include an oven, microwave, hob and extractor hood, while there is additional space and plumbing for further appliances. A drainer sink is positioned beneath a window overlooking the side elevation, complemented by tiled flooring, part-tiled walls and a rear door providing direct access to the garden.

To the first floor, the bright landing enjoys natural light from dual-aspect windows to the front and side elevations and gives access to both double bedrooms, the family bathroom and a useful storage cupboard.

Bedroom One is an excellent-sized double bedroom overlooking the rear garden, complete with carpeted flooring and two fitted wardrobes providing excellent storage.

Bedroom Two is another generous double bedroom positioned to the front of the property, benefiting from carpeted flooring, a window overlooking the front elevation and two useful built-in storage cupboards.

Completing the accommodation is the family bathroom, fitted with a four-piece suite comprising a panelled bath, separate shower cubicle, low-level WC and pedestal wash hand basin. The room also benefits from carpeted flooring, part-tiled walls and an opaque window to the rear elevation.

Outside, the rear garden is undoubtedly one of the property's standout features. A generous patio seating area provides the perfect space for outdoor entertaining, with steps leading down to a substantial lawn bordered by mature shrubs. Hedged and fenced boundaries offer a good degree of privacy, whilst a side pathway provides convenient access back to the front of the property.

Overall, this well-proportioned home presents an excellent opportunity for first-time buyers, growing families, downsizers or investors alike. Offering spacious accommodation, a superb rear garden and a highly convenient location close to Swadlincote town centre and local everyday amenities, the property is further enhanced by the added benefit of being offered to the market with no upward chain.

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 – 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.

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.



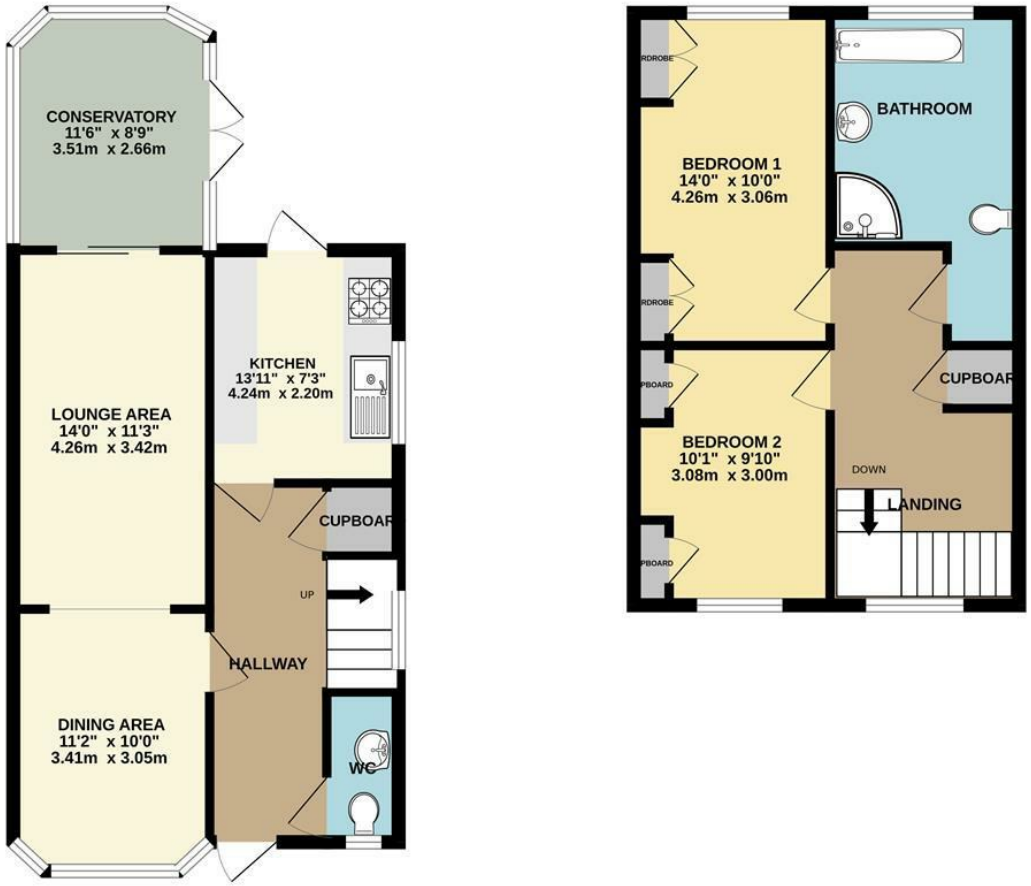






GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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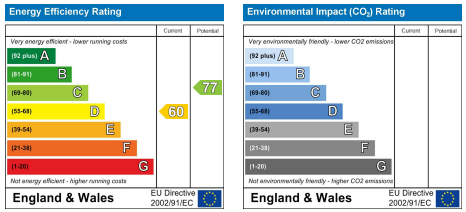
Directions

For sat nav purposes use the postcode DE11 8LG



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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.

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