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**8A Bernard Street**  
**Swadlincote, DE11 8BZ**  
**£235,000**

## 8A Bernard Street, Swadlincote, DE11 8BZ

\*\* LIZ MILSOM PROPERTIES \*\* are delighted to offer for sale this modern THREE-STOREY, THREE-BEDROOM SEMI-DETACHED HOME, ideally located within walking distance of Swadlincote Town Centre and conveniently positioned for a range of local amenities - Offered with NO UPWARD CHAIN. The well-presented accommodation briefly comprises a welcoming Reception Hall, ground floor Cloakroom/WC, fitted Breakfast Kitchen and a spacious rear Lounge overlooking the garden. To the First Floor there are two Bedrooms (one Double and one Single) along with the Family Bathroom and space ideal for a Home Office. The Second Floor hosts the impressive Principal Bedroom complete with En-Suite Shower Room. Externally the property benefits from AMPLE OFF ROAD PARKING and a delightful enclosed rear garden. EPC Rating "C"/Council Tax Band "B" - EARLY VIEWING IS HIGHLY RECOMMENDED – HURRY TO VIEW!

- Modern three-storey SEMI-DETACHED HOME
- Spacious rear Lounge
- Ground floor Cloaks/WC
- Landing Office Space
- Enclosed rear garden with patio
- Three bedrooms, principal with en-suite
- Fitted Breakfast Kitchen
- First floor Family Bathroom
- OFF ROAD PARKING
- NO UPWARD CHAIN



## Location

Bernard Street in Woodville, Derbyshire, is an appealing location for prospective homeowners, situated within half a mile of the local Swadlincote Town centre with useful facilities such as shops, bank, hairdressers, gyms, vets and a Doctors, having easy access to a variety of amenities and within walking distance of a convenience store. Families will appreciate the proximity to Schools like Three Trees CofE Junior Academy and Granville Academy, catering to children from infancy through their teenage years. Nature enthusiasts will find Woodville's location ideal, with easy access to the National Forest and attractions like Conkers and Rosliston Forestry Centre nearby offering great walks. Furthermore, the village's position along the A511 provides convenient connections to larger towns and cities, including Swadlincote, Burton upon Trent, and Derby

## Ground Floor - Overview

The property sits as a Semi-Detached home adjoining an identically designed neighbouring property. The Entrance Hallway provides access to the First Floor accommodation and leads through to the Breakfast Kitchen. The Breakfast Kitchen is fitted with a range of wall and floor mounted units with inset sink and drainer, electric oven with gas hob and extractor over, together with plumbing and space for additional appliances. A door from the Kitchen leads through to the Ground Floor Cloaks/WC, which is fitted with a two-piece suite comprising a low level WC and wash hand basin, with vinyl flooring and a window to the side elevation providing natural light.

To the rear of the property is the spacious Lounge, having a TV point, centre light point and radiator, with patio doors providing both views and direct access out onto the enclosed rear garden.

## First Floor - Overview

Stairs from the Entrance Hallway lead to the First Floor Landing, which benefits from a window to the side elevation allowing for plenty of natural light, with all First Floor accommodation leading off. To the rear of the property is Bedroom Two, a generous double room having two windows, carpeted flooring, centre light point and radiator. Bedroom Three is positioned to the front elevation and offers a good-sized single bedroom with carpeted flooring, centre light point and radiator.

The Family Bathroom is also located on this floor and is fitted with a three-piece suite comprising a low level WC, pedestal wash hand basin and panelled bath, complemented by vinyl flooring and a heated towel rail. The landing area also provides a useful Office Space, ideal for those working from home.

## Second Floor - Overview

Stairs rise to the Second Floor leading to the Principal Bedroom Suite, which enjoys an open plan feel and benefits from a window to the rear elevation allowing for plenty of natural light. The room is fitted with carpeted flooring, radiator and centre light point, with access through to the En-Suite Shower Room. The En-Suite is fitted with a modern three-piece white suite comprising a shower cubicle, low level WC and wash hand basin.

## Entrance Hallway

## Breakfast Kitchen

14'3" x 8'11" (4.36m x 2.72m)

## Spacious Lounge

12'2" x 12'2" (3.73m x 3.72m)

## Ground Floor Cloaks/WC

## Stairs to the First Floor & Landing

## Bedroom Two

12'4" x 9'6" (3.76m x 2.90m)

## Bedroom Three

10'0" x 5'7" (3.07m x 1.72m)

## Family Bathroom

6'6" x 5'9" (1.99m x 1.76m)

## Stairs to Second Floor & Landing

## Potential Study Area

6'8" x 6'3" (2.05m x 1.92m)

## Principal Bedroom

13'11" x 12'3" (4.25m x 3.75m)

## Ensuite Shower Room

8'5" x 6'0" (2.58m x 1.85m )

## Overview - Outside

Externally the property sits behind a block paved driveway providing AMPLE OFF ROAD PARKING, with gated side access leading through to the rear garden. The rear elevation is mainly laid to lawn and is enclosed by fenced panelled boundaries, creating a secure outdoor space, together with a good-sized patio area ideal for outdoor seating and entertaining.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team 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 as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

Available:

9.00 am – 5.30 pm Monday - Thursday

9.00 am - 5.00 pm Friday

9.00 am – 2.00 pm Saturday

Closed - Sunday

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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.

## 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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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.

## 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.

## 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.

## 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.

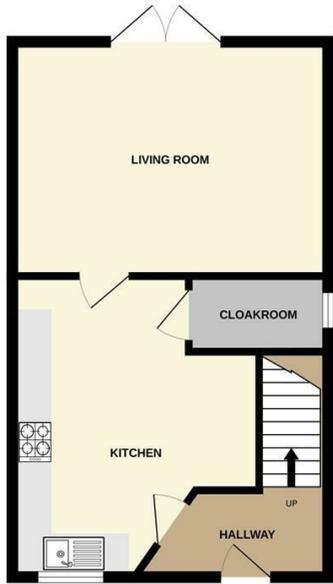




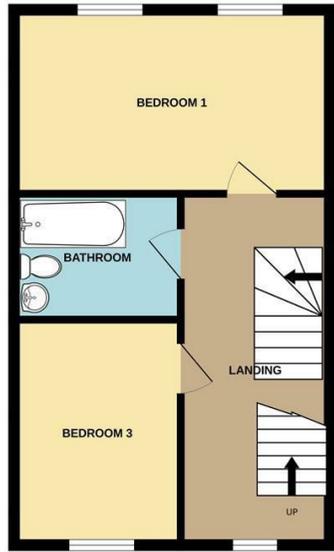
# Directions

For SatNav Purposes follow DE11 8BT

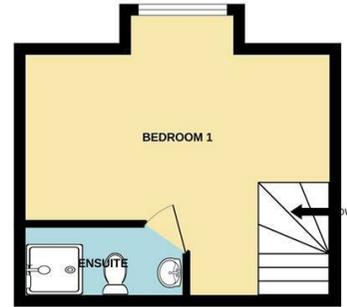
GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.

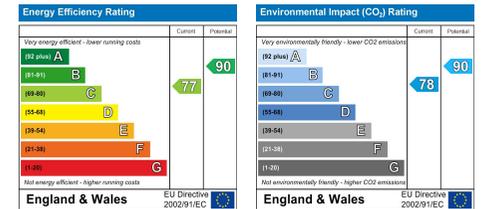


2ND FLOOR  
194 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 926sq.ft. (86.0 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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## COUNCIL TAX

Band: B

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

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.

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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.

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