



41 Station Road
Swadlincote, DE11 7DX
Offers around £155,000

lizmilsom
properties

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***** LIZ MILSOM PROPERTIES***** are delighted to bring this spacious two-bedroom Victorian-style semi-detached home offered with no upward chain to the market, 41 Station Road boasts a bright lounge with a feature walk-in bay window and fireplace, an open-plan kitchen dining area with modern units and gas fireplace, plus a ground floor bathroom. Upstairs offers two generous double bedrooms, one with an en suite shower room. The property benefits from non-allocated street parking to the front, a low-maintenance fore garden, and a private rear garden with seating area, lawn, and garden shed. Perfect for first-time buyers or investors, this charming home blends period character with generously sized accommodation in a sought-after location. Call the office today to arrange your viewing !

- 2 Double bedroomed Victorian semi-detached home
- Open-plan kitchen diner
- 2 Double bedrooms
- Beautiful rear garden
- Offered with no upward chain
- Spacious lounge with bay window
- Ground floor family bathroom
- Family Shower room to the first floor
- Ideal first time buy or investment opportunity
- EPC: TBC/ TAX BAND: A



Location

Situated in the desirable village of Woodville, 41 Station Road benefits from a convenient and well-connected location. Enjoying easy access to local amenities including shops, schools, and healthcare facilities, all within walking distance. Excellent transport links are nearby, with regular bus services and easy road access to the A511 and A42, connecting to larger towns and cities. Woodville also offers pleasant green spaces and community facilities, making it an ideal location for families, commuters, and first-time buyers or an investment opportunity.

Overview

41 Station Road – Spacious Two Bedroom Victorian Semi-Detached Home with No Upward Chain

This charming and generously proportioned two-bedroom Victorian-style semi-detached house offers a fantastic opportunity for first-time buyers or investors, presented with no upward chain. Located in a convenient setting, the property benefits from non-allocated street parking to the front, complemented by a traditional wall and railing boundary and a gated entrance leading to a low-maintenance slabbed fore garden with a step up to the front door.

Inside, the spacious and light-filled lounge features a beautiful walk-in bay window to the front elevation, a feature fireplace with surround, carpeted flooring, radiator, and a centre ceiling light. There is ample space for freestanding furniture, creating a welcoming reception area. An inner lobby leads to the open-plan kitchen/dining room and carpeted stairs ascend to the first floor.

The dining area offers carpeted flooring, a gas fireplace creating a cosy ambiance, and a useful understairs storage cupboard. A window overlooks the private rear garden, flooding the space with natural light. The kitchen is fitted with modern white units and complementary worktops, tiled flooring, and integrated appliances including a stainless steel drainer sink beneath a window overlooking the side elevation. There is ample space and plumbing for freestanding appliances, and the kitchen also houses the boiler. A convenient side door provides direct access to the rear garden.

From the kitchen, an inner hallway leads to the ground floor bathroom, which benefits from a three-piece suite including a low-level WC, pedestal wash hand basin, and panelled bath. The bathroom features vinyl flooring, a radiator, and an opaque window to the side, ensuring privacy.

Upstairs, the property boasts two generously sized double bedrooms. The master bedroom, situated at the front, includes carpeted flooring, two front-facing windows, and a fitted wardrobe providing excellent storage. The second bedroom, located to the rear, also offers carpeted flooring, a centre light point, radiator, and a window with views over the rear garden. A step down from Bedroom Two leads to the en suite shower room, fitted with a three-piece suite comprising a shower cubicle, low-level WC, pedestal wash hand basin, built-in storage, and a rear-facing window.

Externally, the rear garden is a delightful low-maintenance space featuring a concrete seating area, a lawn with established borders, and fenced boundaries offering privacy. A garden shed is included in the sale, adding useful storage space.

Overall, 41 Station Road presents a rare opportunity to acquire a spacious Victorian home with a blend of period features and modern conveniences, offered with no upward chain. This property is well suited for first-time buyers looking to enter the market or investors seeking a promising flip opportunity.

The Well Presented Accomodation

Spacious Lounge

14'6" x 11'6" (4.44 x 3.51)

Open Plan Kitchen Diner

Dining Area

14'6" x 11'7" (4.42 x 3.55)

Fitted Kitchen Area

9'3" x 6'11" (2.82 x 2.13)

Ground Floor Family Bathroom

First Floor Stairs & Landing

Bedroom One

14'7" x 11'7" (4.45 x 3.55)

Bedroom Two

14'7" x 11'7" (4.45 x 3.55)

First Floor Shower Room

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 COMPETITVE FIXED FEES.

Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

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

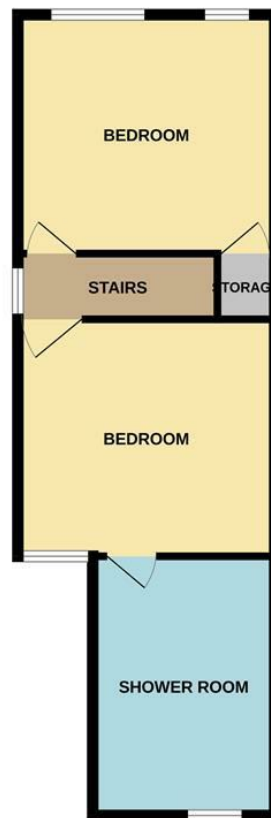
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



GROUND FLOOR



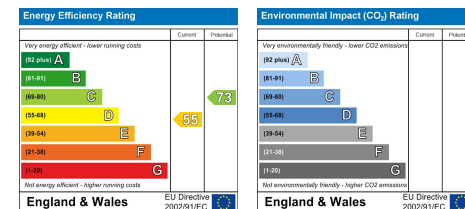
1ST FLOOR



Directions

For Sat Nav purposes use the postcode DE11 7DX

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: 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.

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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