



**12 Partridge Drive  
Swadlincote, DE11 7QW  
Reduced to £179,000**

**lizmilsom  
properties** 

## 12 Partridge Drive, Swadlincote, DE11 7QW

\*\* LIZ MILSOM PROPERTIES \*\* are delighted to offer for this this two Bedroom SEMI-DETACHED HOME - IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS \*\* READY TO MOVE INTO, this great starter home benefits from being offered with, AMPLE OFF ROAD PARKING FOR UP TO 2 CARS , gas central heating, double glazing and situated on the EVER POPULAR 'BIRDS' ESTATE. Fitted Kitchen, Lounge Diner, TWO DOUBLE bedrooms, Family Bathroom and enclosed rear garden. EPC Rating "C"/Council Tax Band "A" - CALL LIZ MILSOM PROPERTIES to avoid disappointment TODAY

- Two Bed Semi Detached Home in a quiet cul de sac position
- Fitted Kitchen
- Family Bathroom
- Off Road Parking for 2 cars
- Great Road links
- Spacious Lounge
- Two Generously sized bedrooms
- Private Rear Garden
- Close to Amenities
- EPC: C / TAX BAND : A



## **Location**

Woodville is well placed for the community with excellent road links to the towns of Burton upon Trent, Ashby de la Zouch and Derby, the M42 and A38 are also easily accessible in turn leading to the major cities of Birmingham and Nottingham. Woodville itself has excellent local amenities including doctors surgery, garage, convenience stores, hairdressers, newsagents, Post Office and pharmacy.

## **The Well Presented Accommodation**

### **Entrance Hall / Porch**

Upon entering the half glazed UPVC front door you enter the entrance hall which benefits from tiled flooring, wood panels and obscure window to front leading to arch entrance to lounge/diner.

### **Lounge/Diner**

19'2 x 6'7 (5.84m x 2.01m)

UPVC double glazed window to front allows for plenty of natural light., UPVC double glazed window and French doors lead out to the rear garden, two radiators, part laminate flooring, stairs lead up to the first floor stairs and landing.

### **Fitted Kitchen**

10'9 x 7'10 (3.28m x 2.39m)

Fitted with a matching range of base and eye level units with worktop space over, 1.5 bowl modern enamel sink unit with single drainer and mixer tap, tiled splash-backs, space for cooker, extractor hood, UPVC double glazed window to front, radiator, tiled flooring and space for further appliances if required. Understairs utility cupboard with plumbing for washing machine, space for appliances and recently installed central heating boiler which is only 2 years old .

### **Bedroom One**

13'3 x 12'2 (4.04m x 3.71m)

A generous size double bedroom benefiting from two UPVC double glazed windows overlook the rear garden, radiator, built in wardrobe cupboard provides plenty of storage

### **Bedroom Two**

7'3 x 6'10 (2.21m x 2.08m)

Another good size double bedroom benefiting from UPVC double glazed window to front elevation, radiator, built in wardrobe provides useful storage.

### **Family Bathroom**

Fitted with three piece suite comprising panelled bath with electric shower over and curtain and rail, pedestal wash hand basin and low-level WC, tiled splash-backs, shaver point and heated towel rail .

### **Outside**

To the front of the property there is a gravelled driveway for parking for two cars with path leading to front door and another path leads to a secure side gate providing access to side path with a useful outside tap leads to the rear garden. The Rear garden is west-facing back garden is a blank canvas for keen gardeners, with a lawn area paved pathway leads to a large wooden shed with mains electricity supply for lighting and power sockets, pleasant shrubs add greenery and fenced boundaries provide privacy. Another bonus to this home is that there is outside lighting to rear, side path and front.

### **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

## **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**

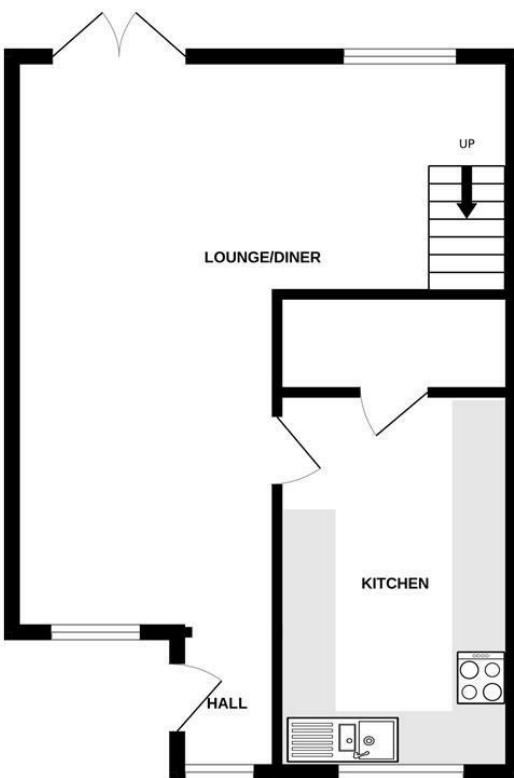
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

CALL THE MULTI-AWARD WINNING AGENT TODAY



GROUND FLOOR

1ST FLOOR



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 purpose use the postcode DE11 7QW

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			73
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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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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.

