



40 Fairfield Crescent
Swadlincote, DE11 0SX
Reduced to £105,000

lizmilsom
properties

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**** LIZ MILSOM PROPERTIES **** are delighted to present this well-maintained, **FIRST-FLOOR MAISONETTE**. The property boasts gas central heating, double glazing, and a well-proportioned layout whilst giving a modern contemporary feel. Internally the property comprises; private Entrance Hall, first-floor landing, spacious Lounge, a fitted Breakfast Kitchen, two **DOUBLE** Bedrooms, and a Bathroom. Externally, there is a rear garden and communal **OFF-ROAD PARKING**. Ideal for BTL Investors or the first step on the **PROPERTY LADDER** - To arrange a viewing, please contact the **TOP** selling agent locally. EPC Rating "C"/Council Tax Band "A". - **HURRY TO VIEW.....**

- First Floor Maisonette
- GCH & DG
- Spacious Lounge
- Two **DOUBLE** Bedrooms
- **OFF ROAD PARKING**
- Beautifully Presented
- Entrance Hall
- Fitted Breakfast Kitchen
- Modern Bathroom
- **HURRY TO VIEW.....**



Location

Situated on a bus route providing easy access into the nearby towns of Swadlincote and Burton upon Trent. Newhall itself has excellent facilities including post office, doctors surgery, chemist, supermarket, schools of all grades and recreational facilities. The property is ideal for the commuter with excellent road links to the towns of Burton on Trent, Ashby-de-la-Zouch, Swadlincote via the A511, A514 and A38 which in turn lead to the city centres of Lichfield, Birmingham and Nottingham and the M42 motorway network is within close proximity leading to the M1 and beyond.

Property - Overview

The Lounge features a double-glazed window to the front, a TV point, and a radiator, providing a comfortable and inviting space. The kitchen is equipped with a range of wall and floor mounted units with work surface areas over, including a sink unit with a tiled splashbacks. Included in the sale is the built-in oven and hob with an extractor over. There is plumbing for a washing machine, and a central heating boiler. A double-glazed window to the rear provides natural light and this room benefits from having ample space to fit a dining table. The master Bedroom is fitted with a double-glazed window to the rear and a radiator, creating a cosy and peaceful retreat and is a fantastic sized DOUBLE Bedroom. The second bedroom features a double-glazed window to the front, a radiator, and a walk-in cupboard for additional storage space. The bathroom includes a three piece suite comprising a panelled bath with a shower over, a sink unit with a tiled splashback, a low-level WC, a radiator, and a double-glazed window to the side.

Entrance Hallway

Spacious Lounge

14'6 x 10'0 (4.42m x 3.05m)

Breakfast Kitchen

12'5 x 8'5 (3.78m x 2.57m)

Bedroom One

11'9 x 10'0 (3.58m x 3.05m)

Bedroom Two

12'6 x 7'8 (3.81m x 2.34m)

Bathroom

Outside - Overview

To the rear, the garden area is mainly laid to lawn, offering a pleasant outdoor space. Additionally, there is a communal car park providing off-road parking for residents.

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 – 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

Leasehold - 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.

Ground Rent is £10.00 Per Annum

Service Charge - £26.00 Per Annum - with 89-years remaining on the Lease

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.

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.

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.

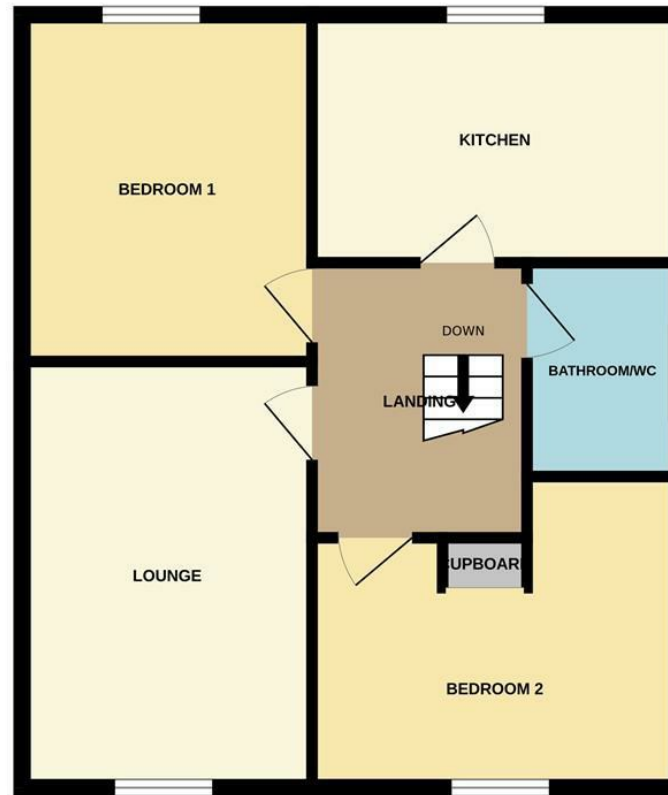
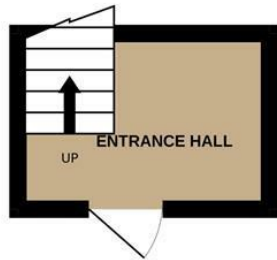


GROUND FLOOR
51 sq.ft. (4.7 sq.m.) approx.

1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.

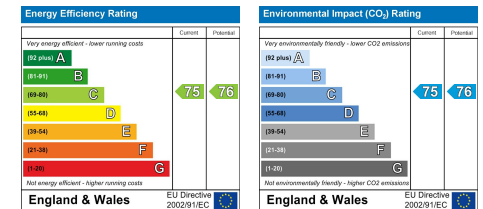
Directions

For SatNav Purposes Follow DE11 oSX



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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: A

The vendor informs us that the property is Leasehold, 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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