



lizmilsom
properties

**12 Princess Street
Castle Gresley, Derbyshire DE11 9JZ
£220,000**

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LIZ MILSOM PROPERTIES are delighted to offer this perfect none-estate, retirement HOME, ready to move into, with modern refitted Kitchen and Range, Lounge, Conservatory/Sunroom, 2 well proportioned bedrooms & Shower Room. Low maintenance gardens and off road parking. Central location, excellent road links to M42. Council Tax Band C - EPC rating C. Motivated sellers who are keen to move, hurry to book your VIEWING today!

- Excellent Potential
- Non-Estate Location
- Fitted Kitchen
- Enclosed Rear Garden
- Close to Amenities

- Two Bedrooomed Bungalow
- Spacious Lounge/Diner
- Conservatory
- Ample Off Road Parking
- Hurry To View (01283) 219336



Location

The property occupies a pleasant position in this established street, within easy walking distance of the local Shops, chemist and Hairdressers which are located in a parade of shops in Linton Road Castle Gresley. More comprehensive shopping is available at nearby Swadlincote or travelling to Burton on Trent, Tamworth or Ashby-de-la-Zouch. Recreational facilities include Swadlincote Ski Slope & Greenbank Leisure Centre in Swadlincote, Conkers and Rosliston Forestry Centre approximately 2 miles travelling distance. For commuting the area could not be better with easy access to the M42 at A444 /Junction 11, leading to the M1 and beyond which makes Birmingham & Nottingham easily accessible.

Accommodation In More Detail

Side Reception Porch

With PVCu double glazed door and windows, ceramic tiled flooring, work surface over with plumbing for an automatic washing machine, centre light point, step leading to Reception Hall.

Inner Hall

PVCu double glazed entrance door with inset stained glass, with central heating thermostat and doors leading off to the shower room, bedrooms and Lounge. Radiator with lattice cover, built-in display shelving and ceramic tiled floor. Door to Lounge.

Spacious Lounge/Diner

20'0 x 10'0 (6.10m x 3.05m)

A great sized room with double glazed window to the side elevation and French doors with side window casements leading to the Conservatory. Radiator, solid oak flooring, 2 centre light points and multi-paned double doors lead to the fitted Kitchen.

Fitted Kitchen

9'4 x 8'2 (2.84m x 2.49m)

Fitted kitchen having been refitted with a good range of wall and floor mounted high gloss units, including a corner carousel. The kitchen has granite work surfaces and tiled walls . PVCu double glazed window overlooking the rear garden. Included in the sale is the free standing Flavell, dual fuel range with a Leisure extractor fan above. There is an integrated dishwasher and wall mounted Ideal Logic gas boiler which serves both the central heating and domestic hot water systems. Ceramic tiled walls and fitted ceiling spot light. Multi-paned doors leading to through to the Lounge

PVCu double glazed Conservatory

10'8 x 87 (3.25m x 26.52m)

Generous size with brick built base French doors which provide access to the low maintenance rear garden. Ceramic tiled floor, wall mounted radiator and ceiling light.

Bedroom One

14'0 x 10' (4.27m x 3.05m)

Double sized room with PVCu double glazed window, wood panelling to dado height. Wall mounted radiator and ceiling light point, freestanding wardrobes.

Bedroom Two

10'10 x 7'8 (3.30m x 2.34m)

Generous sized second bedroom with radiator, laminate flooring.

Family sized Shower Room

9'0 x 7'7 max (2.74m x 2.31m max)

With three piece suite comprising of wide shower cubicle with fitted Triton electric shower, low level WC and wash hand basin. Opaque double glazed window to side elevation and non slip flooring.

Outside - Front

The property occupies a non estate position, which is set well back from the road behind a tarmacadam driveway which provides AMPLE OFF ROAD PARKING for three vehicles. Raised brick flower bed. Side pedestrian access with timber gate leads to the:

Fully enclosed rear garden

Having wheelchair friendly ramps and comprises of a low maintenance garden with slabbed patio area and circular patio, ramped paths and a further decking area, raised flower beds. Included in the sale are two timber sheds and outside tap. Further side pedestrian access with further flower beds and patio area.

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.

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.

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.

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.

Viewing arrangements

Strictly by telephone appointment through the Agent, call 01283 219336.

Measurements

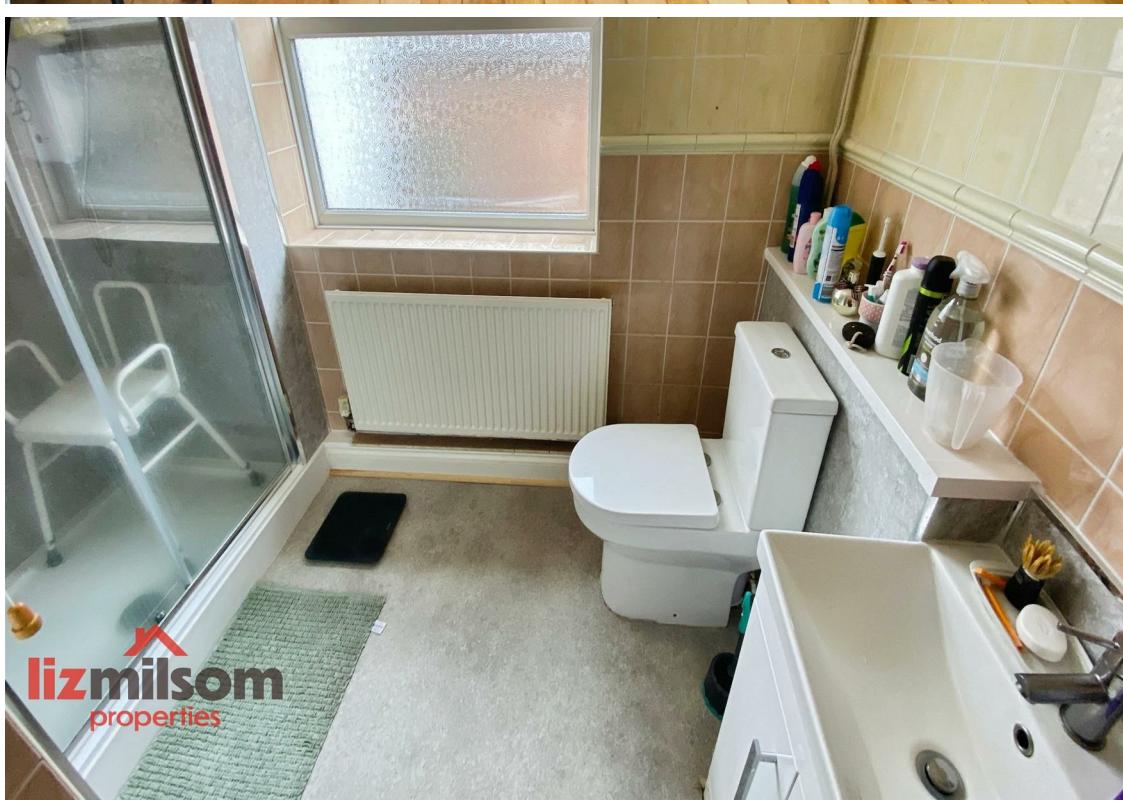
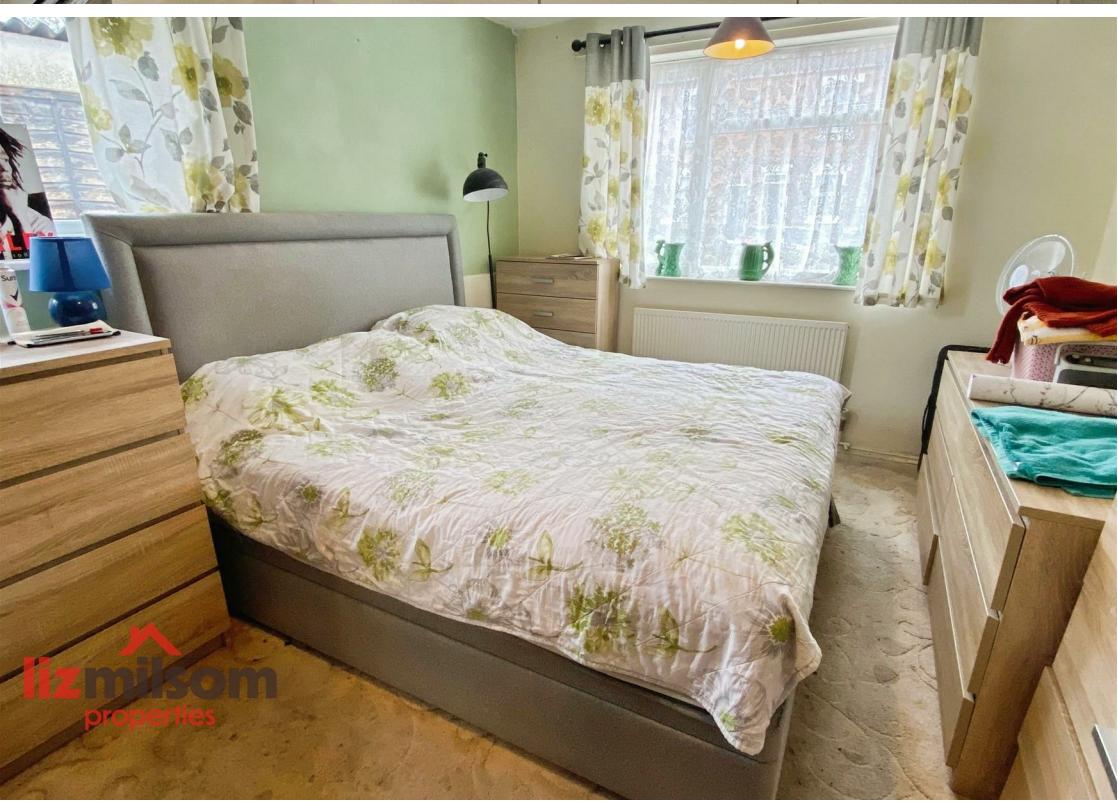
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

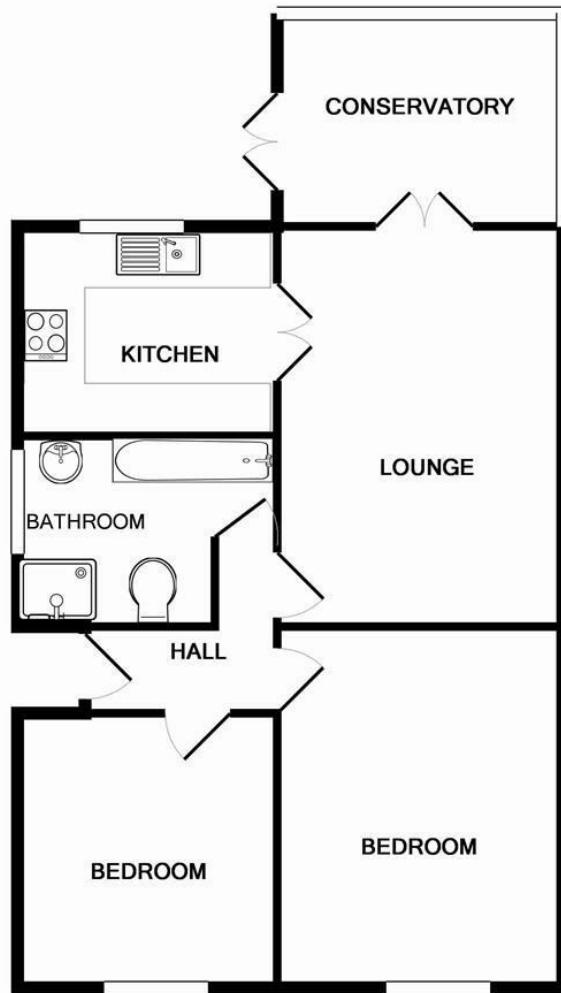
Disclaimer

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.

LMP/LMM/09.09.2025/1 DRAFT

It should be noted that these are DRAFT DETAILS which are awaiting APPROVAL from the sellers. Therefore if there is anything that you would wish to check prior to visiting the property for an internal inspection, then please contact our office before making the journey, call 01283 219336 or email: sales@lizmilsomproperties.co.uk





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



Directions

The property is best approached by travelling from Swadlincote town centre along Civic Way, upon reaching the roundabout, proceed straight ahead into Derby Road and at the traffic lights enter the right hand lane, to turn right, passing Morrisons Petrol Station on the right, at the roundabout take the first exit and proceed along Coppice Side. At the roundabout take the third exit into Common Road, which then becomes Church Street. Passing the Maurice Lea Memorial Park on the left hand side, proceed to the roundabout and take the second exit in to Castle Road and first left in to Spring Street. Follow the road round and Princess Street issues off to the right. Proceed for a short distance and the subject property is situated on the right hand side clearly denoted by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87	87
(81-91)	B	70	70
(70-80)	C	69	69
(55-69)	D	69	69
(39-54)	E	69	69
(21-38)	F	69	69
(1-20)	G	69	69
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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(39-54)	E	69	69
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COUNCIL TAX

Band: C

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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Your home may be repossessed if you do not keep up repayments on your mortgage.
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.

