45 Bretby Road
Newhall , Derbyshire DE11 0LJ
£132,500

** LIZ MILSOM PROPERTIES ** are pleased to present this THREE-BEDROOM SEMI-DETACHED home, benefiting from gas central heating and double glazing. Offered with NO UPWARD CHAIN - The accommodation comprises a Lounge, separate Dining Room, Kitchen, downstairs Bathroom and two DOUBLE Bedrooms and a third Single Bedroom. Requiring upgrading throughout, the property offers excellent potential. Outside, there is a block-paved driveway and an enclosed rear garden with a lawn and patio. EPC Rating: D | Council Tax Band: A. Early viewing is highly recommended.

Location
The village of Newhall is conveniently located close to the town of Burton-upon-Trent and Swadlincote and benefits from easy access to the A511 and A444, which in turn gives access to the motorway network, including M42, M6 and M1. The major conurbations of Birmingham and Leicester are approximately 19 and 27 miles respectively.

Newhall has a vast range of amenities including schools for all ages, convenience store, general stores, post office, village hall and community centre, alongside a doctors surgery, chemist and a large open parkland in the centre of the village.

Ground Floor - Overview
This traditional THREE-BEDROOM semi-detached home offering plenty of character and excellent potential.

The accommodation begins with a cosy lounge featuring fireplace, carpeted flooring and door through to the Inner Hallway. The inner hallway leads to a versatile second reception room/dining room, ideal for family dining or additional living space, with stairs to the first floor, under-stairs storage accessed via the inner Hallway and views over the rear garden. An archway leads through to the fitted kitchen, with the family bathroom located just off.

First Floor - Overview
To the first floor are three well-proportioned bedrooms. Bedroom One overlooks the front elevation and benefits from a useful storage cupboard, while Bedrooms Two and Three enjoy views over the rear garden.

Outside - Overview
Outside, the enclosed rear garden enjoys lawned and seating area, while the front offers a block-paved frontage with potential for OFF ROAD PARKING, subject to the necessary permissions.

A characterful home offering an excellent opportunity for buyers looking to create a property to their own taste.

Lounge
12'7" 11'3"

Reception Room Two/Dining Room
12'9" x 11'10"

Kitchen
10'1" x 7'6"

Ground Floor Bathroom

Stairs to First Floor & Landing

Bedroom One
12'10" x 12'2"

Bedroom Two
12'1" x 8'2"

Bedroom Three
10'0" x 6'11"

Directions

For SatNav purposes follow DE11 0LJ

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

CALL THE MULTI-AWARD WINNING AGENT TODAY

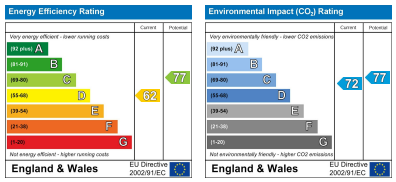
Disclaimer
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any 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.

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.

- Ideal for first time buyers / Buy to let Investors
- Gas centrally heated & double glazed
- Lounge
- Dining Room
- Fitted Kitchen
- Ground Floor Bathroom
- 3 x Bedrooms
- Private Rear Garden
- Close to Amenities
- NO UPWARD CHAIN



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

Directors: E M Milsom G T Milsom

01283 219336
07974 113853
liz.milsom@lizmilsomproperties.co.uk
lizmilsomproperties.co.uk

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.