



**8 Ninelands, Elmsdale Road
Swadlincote, DE11 7HP
Reduced to £110,000**

**lizmilsom
properties** 

8 Ninelands, Elmsdale Road, Swadlincote, DE11 7HP

** LIZ MILSOM PROPERTIES ** are delighted to offer for sale this TWO BEDROOMED, DETACHED PARK HOME with GARAGE & PARKING, located in Hartshorne - CASH BUYERS ONLY. Offering GREAT VALUE FOR MONEY - The property benefits FROM GAS CENTRAL HEATING (LPG) and double glazing. Fitted Kitchen, Spacious Lounge/Diner, 2 bedrooms and well equipped Shower Room. THIS IS ONE OF THE LARGER HOMES ON THE SITE - External low maintenance gardens and patio. Early viewing is highly recommended to avoid disappointment. OPEN 7 DAYS TILL LATE

- HURRY TO VIEW
- CASH BUYERS ONLY
- Garage & OFF ROAD PARKING
- Spacious LOUNGE/DINER
- Shower Room

- DETACHED mobile park home
- Gas central heating (LPG)
- Fitted Kitchen incl appliances
- Two Bedrooms with Fitted Wardrobes
- Gardens & Corner Plot



Location

The village of Hartshorne is extremely sought after providing local amenities including; Village Hall, Public Houses, Church together with a Cricket ground and recreational grounds all of which are situated within easy walking distance. The city of Derby lies approximately 12 miles to the north, and Burton upon Trent some 6 miles to the east. For recreational purposes there are excellent woodland walks within the village including Hartshorne Wood, Foremarke Reservoir and the National Trust Calke Abbey within a few minutes drive. The village of Hartshorne is highly convenient for the A38 dual carriageway, M1 & M42 motorway networks and other east midlands centres including Birmingham, Nottingham & East Midlands Airport.

The Well Presented Accommodation in More Detail

Entrance Hallway

The main entrance is located to the front elevation behind a UPVC double glazed front entrance door leading directly into the Hallway with useful double cupboard window to the side elevation and door through to the;

Spacious Lounge/Diner

15'5" x 14'5" (4.70m x 4.41m)

A great sized room with carpet to the flooring, two radiators, large bow window to the side elevation with a further window overlooking the front elevation, feature fireplace housing an electric fire and doors leading through to the fitted Kitchen and Inner Hallway.

Fitted Kitchen

11'6" x 10'0" (3.51m x 3.07m)

Enter via the double glazed door located to the side elevation - having a good range of wall and floor mounted units with sink and mixer tap with work surface areas over, attractive tiling to walls. Space for freestanding fridge/freezer and washer. Integral electric oven, gas hob, storage cupboard. Cupboard housing the wall mounted gas boiler.

Inner Hallway

Providing access to the Bedrooms and Shower Room -

Bedroom One

10'9" x 9'6" (3.29m x 2.91m)

Overlooking the rear elevation the main Bedroom has carpet to the flooring, radiator, built-in wardrobe and dressing table and centre light point.

Bedroom Two

9'6" x 7'8" (2.92m x 2.34m)

A further double Bedroom with carpet to the flooring, radiator, built in single wardrobes, centre light point and window overlooking the rear elevation.

Shower Room

7'4" x 6'3" (2.26m x 1.93m)

Having a re-fitted three piece suite comprising White WC, wash hand basin, and double shower cubical with electric shower inset. There is tiling to the flooring, centre light point, radiator, tiled splashback, extractor fan, Opaque window to the side elevation.

OUTSIDE- Front

Private parking to the side for two vehicles which in turn provides access to the single DETACHED GARAGE - with internal measurements with 14'2" x 8'0" via an up and over door, side service door to the side of the garage. Pleasant sized plot. Steps up to door leading into the mobile home. There is a small low maintenance gravelled foregarden. To the side of the property there is a further garden area with steps up-leading to the side access door.

OUTSIDE - Rear

Enclosed rear garden with paved patio area - Access to the LPG gas bottles.

** It should be noted that access to the site is provided by a security gate
**

Tenure

Park homes are neither leasehold nor freehold because, under the Mobile Homes Act 2013, the land on which they stand remains the sole property of the site owner. So, while the park home itself will be yours outright, the land is not included in the purchase price, nor is it leased from the owner under a leasehold agreement. Instead, you'll sign a site agreement, and pay a monthly 'pitch fee' to rent a plot of land from the site owner, which is £139.81, per month, payable on the 1st of the month.

While the site agreement might seem similar to a traditional leasehold agreement, it's important not to conflate the two. The key difference is that a leasehold property reverts to the landlord (or 'freeholder') after the fixed period is up, while a park home will belong to the owner even after the site agreement ends.

Ground Rent/Pitch fee is payable of £126.27 per month.- 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.

Important Instructions

Please be aware that we will only take CASH OFFERS, proof will be requested.

Due to the Mobile Homes Act 2013 which came into effect on the 26th May 2013, we are governed by this legislation. Please ask for further details.

Ground Rent/Pitch fee is payable of £126.27 TBC per month.- 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, and electricity are connected. LPG gas supplied by bottles 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.

Making An Offer

Please call Liz Milsom Properties 01283 219336.

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 to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

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
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained, measurements of doors, windows, rooms and any other items or features are not guaranteed. 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 our office in Dinmore Grange Hartshorne, turning right on to Woodville Road (A514) and proceeding for a short distance, turning left into Goseley Avenue, passing the local convenience Store. Continue over the road about and turn right into Elmsdale Road where the site is situated on the left hand side, clearly denoted by the signs. The subject property is then situated on the left hand side. Please note that there is a For sale board at the mobile home. For SAT NAV purposes use DE11 7HP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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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.



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