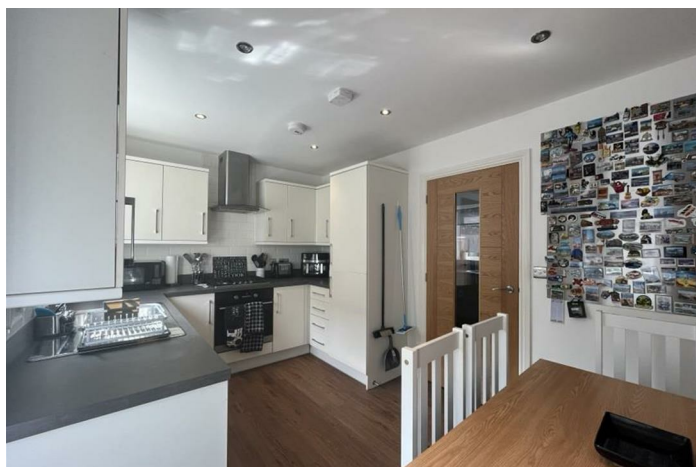



9 Majestic Place, Swadlincote, DE11 9BA

£215,000



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**** LIZ MILSOM PROPERTIES ** - INVESTORS ONLY** - we are delighted to market this **THREE STOREY SEMI-DETACHED** Home located in the heart of Swadlincote, An excellent investment opportunity to acquire this well-presented property, offered for sale with a tenant in situ, providing immediate rental income from day one. The property offers a blend of modern comfort and convenience. Boasting a spacious Lounge, a well-appointed Kitchen/Diner, and a ground floor Cloakroom, it caters to both relaxation and practicality. The first floor there are two **DOUBLE** bedrooms and a Family Bathroom, while a Master Suite awaits on the second floor, complete with a double bedroom and En-suite Shower Room. With allocated **OFF ROAD PARKING** and a low-maintenance rear garden, this property offers a compelling lifestyle opportunity for prospective buyers seeking a comfortable abode in a desirable location - EPC Rating "B"/Council Tax Band "A" - **HURRY TO VIEW.....**

Location

The property is located close to the centre of Swadlincote, Alexandra Road is an established residential area with easy access to the town. Swadlincote is well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch, Tamworth and Derby with the major A-roads of the A444, A511 and A38. The M42 is also easily accessible which in turn leads to the major cities. Swadlincote town itself, which is within easy walking distance, has a good range of facilities including the Greenbank Leisure Centre, eateries, Cinema, a variety of supermarkets and shopping facilities. Doctors Surgery and Health Centre and the bus station is central, close to the Library. Schools are within easy travelling distance both primary and the local Academy.

Ground Floor - Overview

The property welcomes you through a UPVc front entrance door, leading directly into the Reception Hallway. From there, you're greeted by the spacious Lounge, which overlooks the front elevation and features laminated flooring, two centre light points, radiator, and TV point and useful understairs storage cupboard. Adjacent to the Lounge is the convenient Cloaks/WC, offering a two-piece suite comprising a low-level WC and wash hand basin. Moving further, you'll find the fitted Kitchen/Diner situated at the rear elevation, featuring both a window and a door leading out to the rear garden and patio area. The kitchen is well-equipped with appliances and boasts vinyl flooring, making it both functional and stylish.

- Three-story SEMI-DETACHED HOME
- Spacious Lounge
- Ground Floor Cloaks/WC
- Family Bathroom
- Allocated OFF ROAD PARKING
- Reception Hallway
- Modern Fitted Kitchen/Diner
- Two DOUBLE Bedrooms
- Master Suite with Ensuite
- INVESTORS ONLY

First Floor - Overview

Ascending the stairs, you reach the first floor landing area, from which all accommodations branch off. Towards the rear of the property, you'll find a generously-sized **DOUBLE** Bedroom, featuring a window offering views of the garden, carpeted flooring, centre light point, fitted triple robes, radiator and a TV point. Another **DOUBLE** Bedroom awaits, overlooking the front elevation and equipped with triple robes which are to be included in the sale. This bedroom also features carpeted flooring, a centre light point, and a radiator. Completing the first floor accommodation is the Family Bathroom, housing a three-piece suite with a mains shower over the bath. The bathroom has vinyl flooring, spotlights for ambient lighting, and a radiator for comfort.

Second Floor - Overview

To the second floor is the Master Bedroom Suite, a spacious **DOUBLE** Bedroom offering panoramic views over Swadlincote and beyond through its front-facing window. The bedroom boasts carpeted flooring, a radiator and double wardrobe which is to be included in the sale. Adjacent to the Master Bedroom is the En-suite Shower Room, featuring a three-piece suite, vinyl flooring for practicality, a towel heater for added comfort, and a central light point for illumination. This suite provides a private retreat within the home, offering convenience and luxury.

Reception Hallway

Spacious Lounge

16'10 x 10'8 (5.13m x 3.25m)

Ground Floor Cloaks/WC

Fitted Kitchen/Diner

13'6 x 9'8 (4.11m x 2.95m)

Stairs to First Floor & Landing

Bedroom Two

13'6 x 9'2 (4.11m x 2.79m)

Bedroom Three

10'8 x 7'4 (3.25m x 2.24m)

Family Bathroom

7'4 x 6'10 (2.24m x 2.08m)

Stairs to Second Floor

Master Bedroom

13'2 x 10'4 (4.01m x 3.15m)

En-Suite Shower Room

7'8 x 5'0 (2.34m x 1.52m)

Outside - Front Overview

To the front elevation of the property, you'll find a block-paved OFF ROAD PARKING area designated for two vehicles, ensuring convenient parking for residents. Additionally, there is side access leading to the rear garden.

Outside - Rear Overview

The rear garden and patio area are accessible either through the side wooden gate or directly from the Kitchen Diner, offering convenient entry points for outdoor enjoyment. With its low-maintenance design, the garden provides an ideal space for relaxation and entertainment without the hassle of regular upkeep. The sale includes the garden shed, adding storage convenience for outdoor equipment and tools. Fully enclosed by fence panelled boundaries adorned with established shrubs and trees, the garden offers both privacy and a pleasant ambiance for outdoor activities and gatherings.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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Closed - Sunday

Directions

For Directional Purposes follow SatNav DE11 9BA

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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

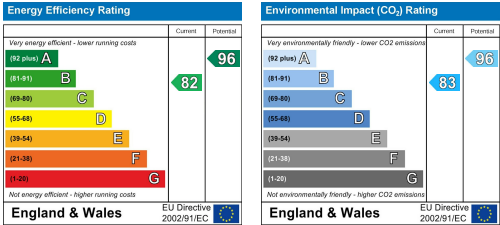
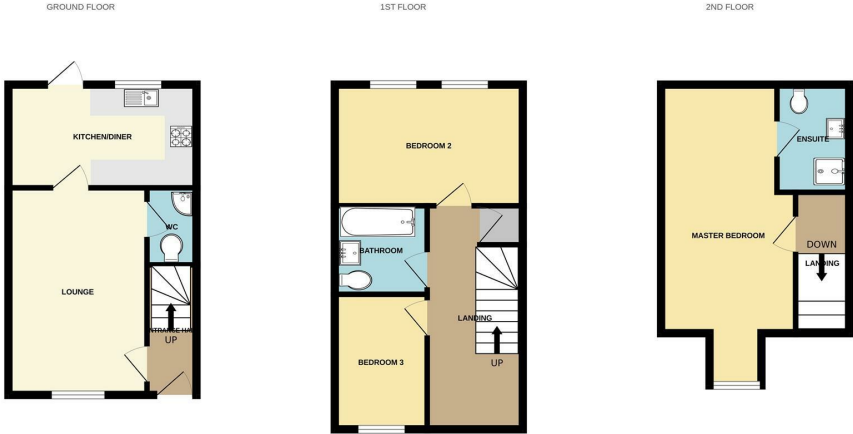
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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.

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