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**42 Fabis Close**  
**Swadlincote, DE11 9SN**  
**£215,000**

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## 42 Fabis Close, Swadlincote, DE11 9SN

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to bring Fabis Close to the market. A well-presented two-bedroom semi-detached bungalow situated in a quiet cul-de-sac location in Swadlincote, offered with no upward chain. This spacious home features a generous lounge with garden access, fitted kitchen modern shower room, and a well-maintained rear garden, making it ideal for downsizers or those seeking single-storey living. EPC Rating: TBC / Tax Band: B Call today to arrange your viewing !

- Spacious semi-detached two bedroom bungalow in quiet cul-de-sac
- Fitted kitchen
- Modern fitted shower room
- Driveway with further secure gated off-road parking to the rear
- Ideal for downsizers or those seeking single-storey living
- Generously sized rear lounge with sliding doors to garden
- Two generous double bedrooms
- Beautiful rear garden
- Offered with NO UPWARD CHAIN
- EPC Rating : TBC / Tax Band: B



## Location

Situated in a well-established, quiet area of Swadlincote, this attractive two-bedroom semi-detached bungalow on Fabis Close enjoys a convenient and sought-after location. The property benefits from easy access to the amenities of Swadlincote town centre, including a range of shops, supermarkets, cafes, and leisure facilities. Excellent transport links are nearby, with good road connections to Burton upon Trent, Derby, and the wider East Midlands, making it ideal for commuters.

## Overview

This well-presented two-bedroom semi-detached bungalow is ideally situated in a quiet cul-de-sac location and is offered to the market with no upward chain, making it an excellent opportunity for downsizers or those seeking convenient single-storey living.

To the front, the property benefits from a curved driveway leading to secure gates, providing additional off-road parking if required. A low-maintenance gravelled foregarden and pathway lead to the front entrance.

Upon entering, you are welcomed by a spacious entrance hall featuring carpeted flooring, a useful storage cupboard, and loft access. The loft is boarded and houses a newly fitted boiler, offering excellent additional storage space.

The generously sized lounge is positioned to the rear of the property and features a fireplace and carpeted flooring, creating a warm and inviting living space. Sliding doors allow for an abundance of natural light and provide direct access to the delightful rear garden.

The fitted kitchen is also located at the rear and comprises a range of wooden wall and base units with complementary work surfaces. There is a sink and drainer positioned beneath a window overlooking the side elevation, additional window to the rear, ample space and plumbing for appliances, and a door providing access to the garden.

Both bedrooms are well-proportioned doubles situated at the front of the property, each benefiting from carpeted flooring and windows overlooking the front aspect.

The accommodation is completed by a modern shower room, fitted with a white three-piece suite including a shower cubicle, low-level WC, and wash hand basin, complemented by part-tiled walls and an opaque side window.

Externally, the rear garden is a particular highlight. It features a low-maintenance block-paved area to the front and side, ideal for additional secure parking or outdoor seating, with gated access leading back to the front of the property. Steps rise to a generous lawned area with established shrubs and planted borders. A pathway continues to the top of the garden, where there is a further lawned section, a shed, gravelled area, and a hardstanding space ideal for outdoor entertaining or the placement of a summerhouse or greenhouse. Fenced boundaries provide a good degree of privacy.

Overall, this is a fantastic opportunity to acquire a spacious and well-maintained bungalow in a popular Swadlincote location, offered with the added benefit of no upward chain.

## 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.

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9.00 am - 5.00 pm Friday  
9.00 am – 2.00 pm Saturday  
Closed - Sunday

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## 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.

## 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.

## 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.

## 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.

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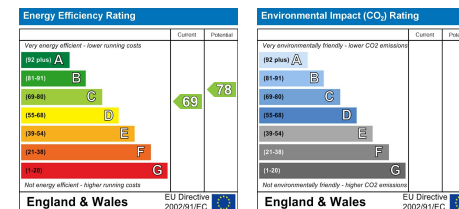
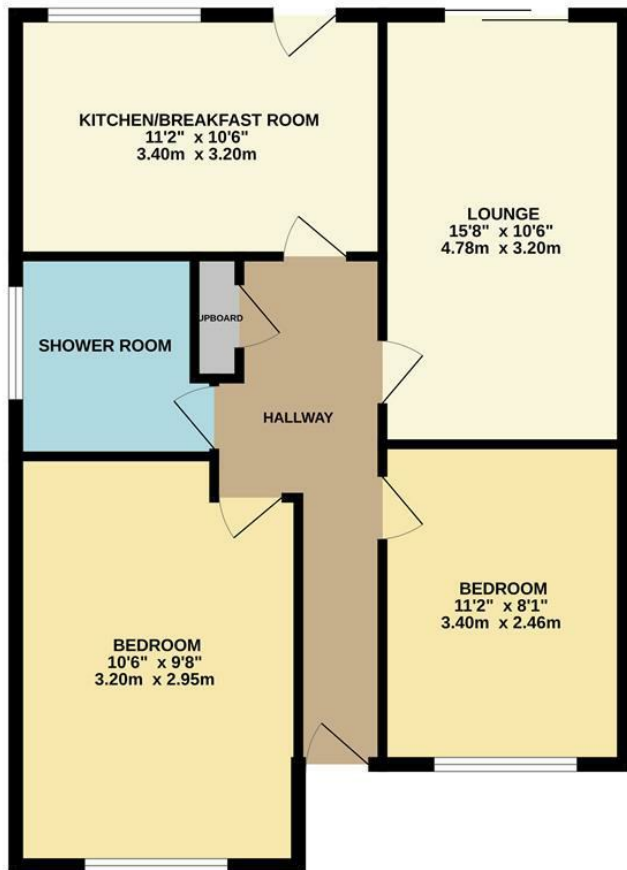
## Disclaimer

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.



## Directions

For sat nav purposes use the postcode DE11 9SN



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: B

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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