



19 Small Thorn Place
Swadlincote, DE11 7EJ
£79,950

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 19 Small Thorn Place to the market. A well-positioned ground floor one-bedroom flat within the popular Small Thorn Place development. The property benefits from allocated parking, communal gardens and a pleasant outlook over greenery. Internally comprising entrance hall, spacious double bedroom, shower room, lounge/diner, fitted kitchen and useful storage. An ideal first-time purchase or those looking for a low-maintenance home. EPC: C / TAX BAND: A. Call the office to arrange your viewing today !

- Ground floor one-bedroom apartment in popular location
- Fitted Kitchen
- Spacious double bedroom
- Communal gardens
- Ideal first-time purchase or investment opportunity
- Generous lounge/diner
- Useful storage and separate utility cupboard
- Modern three-piece shower room
- One allocated parking space in secure gated car park
- EPC: C / TAX BAND: A



Location

Flat 19, Small Thorn Place is situated in the popular setting of Woodville. The property benefits from convenient access to local shops, schools, amenities and public transport links. Woodville benefits from good road connections to Swadlincote and surrounding towns, while the nearby A511 provides access towards Burton upon Trent, Ashby-de-la-Zouch and the wider East Midlands. The location offers a practical balance of residential surroundings and accessibility to everyday services and employment opportunities.

Overview

A well-presented ground floor one-bedroom apartment situated within the popular and well-regarded Small Thorn Place development. Offering secure parking, communal gardens and a pleasant rear outlook over greenery, this property represents an excellent opportunity for first-time buyers, investors or those seeking a low-maintenance home.

Access to the development is via a gated car park, where the property benefits from one allocated parking space. The main entrance to the building is secure, with access provided via a communal telecom entry system. The development also benefits from well-maintained communal gardens.

Located to the rear of the complex and backing onto green space, the ground floor apartment is accessed via a secure communal hallway and opens into a welcoming entrance hall. The entrance hall provides access to all rooms and benefits from a useful storage cupboard, as well as a separate utility cupboard with appliance space and additional storage.

The spacious double bedroom is situated and offers ample space for freestanding furniture. The room benefits from carpeted flooring and a window overlooking the pleasant greenery to the rear.

The shower room comprises a modern three-piece white suite, including a WC, wash basin and enclosed shower cubicle.

To the rear of the property is the generous lounge/diner, featuring carpeted flooring and ample space for both living and dining furniture. The room enjoys dual-aspect windows overlooking the attractive greenery to the rear and benefits from an open access point into the kitchen, creating a practical and sociable living space.

The kitchen is fitted with a range of matching wall and base units, complemented by work surfaces and incorporating an electric hob, oven and extractor hood. There is also a stainless-steel sink, appliance space and a window overlooking the greenery to the rear.

Overall, 19 Small Thorn Place offers a fantastic opportunity to acquire a well-located, low-maintenance one-bedroom home with secure parking and pleasant surroundings. Whether you're looking to take your first step onto the property ladder, seeking a sound investment or simply wanting a manageable home, this property is well worth considering.

Special Notes

Tenure: Leasehold - We have been aware by the vendor that the lease term is 119 years from 1st January 2020, the service charge is £1238.95 Every January and July, including gas and central heating as it is a communal boiler, ground maintenance, a weekly cleaner in hall ways, security, car park maintenance. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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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9.00 am – 5.30 pm Monday - Thursday
9.00 am - 5.00 pm Friday
9.00 am – 2.00 pm Saturday
Closed - Sunday

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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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AML for Purchasers

ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

Tenure

Tenure: Leasehold - We have been aware by the vendor that the lease term is 113 years from 1st January 2026, the service charge is TBC with the latest information available but is payable we understand every January and July, including gas and central heating as it is a communal boiler, ground maintenance, a weekly cleaner in hall ways, security, car park maintenance. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services

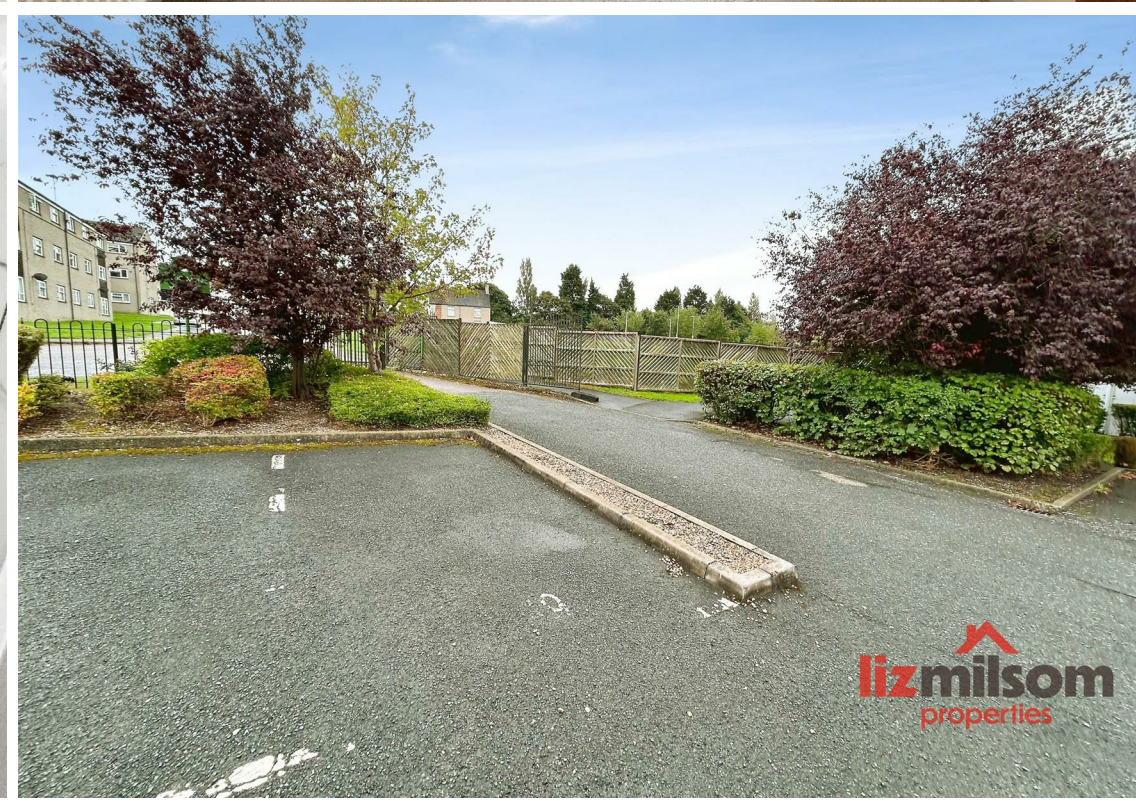
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

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.

Disclaimer

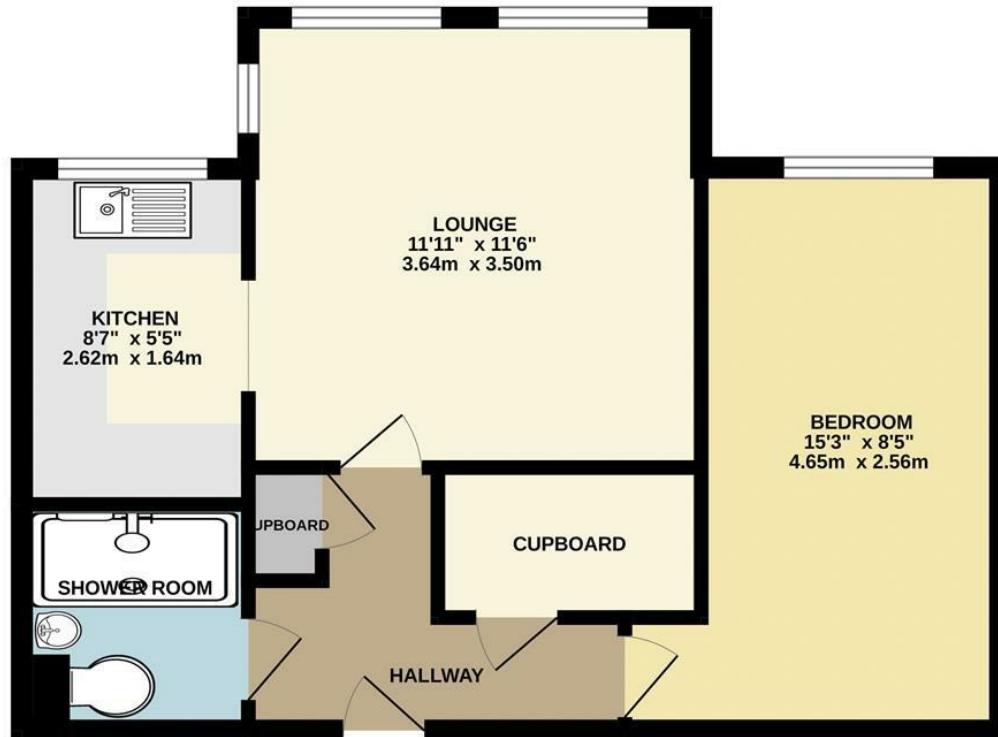
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



GROUND FLOOR 438 sq.ft. (40.7 sq.m.) approx.

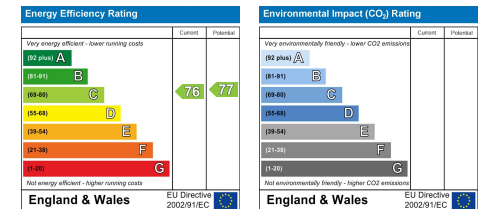
Directions

for sat nav purposes use the postcode DE11 7EJ



TOTAL FLOOR AREA: 438 sq.ft. (40.7 sq.m.) approx.

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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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 Leasehold, 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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