

27 Tern Avenue
Swadlincote, DE11 7QN
Price guide £179,950

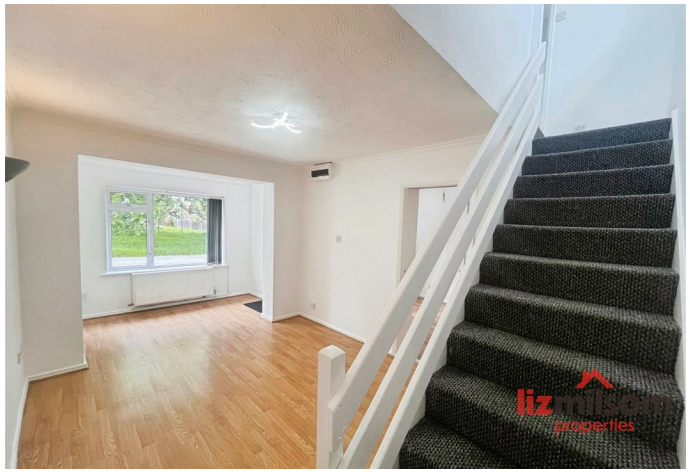
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27 Tern Avenue, Swadlincote, DE11 7QN

*** PRICE GUIDE: £179,950-£185,000***

LIZ MILSOM Properties are delighted to bring Tern Avenue to the market. Situated within a quiet cul-de-sac on the highly sought-after Birds Estate in Woodville, this spacious TWO/THREE Bedroom MID-TOWN HOUSE offers generous living accommodation, ample OFF ROAD PARKING and a large private rear garden. Ideal for first-time buyers and investors alike, the property features a spacious lounge, versatile dining room,/Bedroom Three with useful utility area, fitted kitchen, two further well-proportioned Bedrooms to the first floor and a modern family bathroom. EPC: D / TAX BAND: A. Offered with the added bonus of NO UPWARD CHAIN. Call the office today to arrange your viewing.

- PRICE GUIDE £179,950 -185,000
- Spacious two bedroom terraced home in quiet Cul-de-Sac position offered with No Upward Chain
- Spacious Front-Facing Lounge
- Versatile Dining Room/Further Reception Room
- Modern Fitted Kitchen
- Two Generous Bedrooms with fitted wardrobes to bedroom one
- Modern Family Bathroom
- Large Rear Garden with Patio and Lawn
- Ample Off-Road Parking
- EPC: D/ TAX BAND: A







Location
27 Tern Avenue is situated within the popular setting of Woodville, conveniently positioned, offering an excellent range of amenities and transport links. Woodville provides a variety of everyday conveniences including supermarkets, local shops, schools, healthcare facilities, and leisure amenities, while Swadlincote town centre is just a short distance away, offering further retail and dining options. The property benefits from excellent connectivity, with easy access to the A511, A444, and nearby A42, providing straightforward routes to Burton upon Trent, Ashby-de-la-Zouch, Derby, and the wider Midlands motorway network. Families are well served by a selection of primary and secondary schools in the surrounding area, while outdoor enthusiasts can enjoy nearby parks . Combining convenience with a well-established community setting, Woodville remains a popular choice for families, professionals, and commuters alike.

Overview
Offered for sale with NO UPWARD CHAIN, this well-presented two-bedroom terraced home is situated within a quiet cul-de-sac on the ever-popular Birds Estate in Woodville. Boasting spacious accommodation throughout, ample off-road parking and a generous rear garden, this property represents an ideal first-time purchase or an excellent buy-to-let investment opportunity.

To the front of the property, a low-maintenance driveway provides ample off-road parking. Upon entering, you are welcomed into a spacious front-facing lounge, flooded with natural light from the large window overlooking the front elevation. The lounge offers plenty of space for freestanding furniture, with carpeted stairs rising to the first floor and doors leading through to the dining room and kitchen.

The dining room is a versatile and well-proportioned space, ideal for a dining room or as an additional reception room. A front-facing window allows plenty of natural light, while a useful utility area houses the boiler and provides plumbing and space for appliances. The area is complemented by tiled splashbacks and an opaque rear-facing window.

Located to the rear of the property, the fitted kitchen benefits from tiled flooring and a range of matching wall and base units with complementary work surfaces and attractive part-tiled walls. Integrated appliances include an oven, hob and extractor hood, along with a drainer sink. Two windows overlook the rear garden, allowing for an abundance of natural light, while a rear door provides direct access outside.

To the first floor, the accommodation comprises two bedrooms and the family bathroom. Bedroom One is a generously sized double bedroom featuring fitted wardrobes, carpeted flooring and a window overlooking the front aspect. Bedroom Two is also a good-sized room with a front-facing window and carpeted flooring.

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, vanity wash hand basin and low-level WC. Attractive wall tiling, a heated towel rail and an opaque rear-facing window complete the space.

Externally, the rear garden is a particularly attractive feature of the home, offering a patio seating area ideal for enjoying the warmer months. Steps lead up to a substantial lawned garden, while fenced and walled boundaries provide a good degree of privacy.

Early viewing is highly recommended to appreciate the spacious accommodation, generous garden, ample parking and the added benefit of no upward chain.

Special Notes
Please note some of the images have been staged to help show the room sizes and visualise better.

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 COMPETITVE 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

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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.

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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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.


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GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.

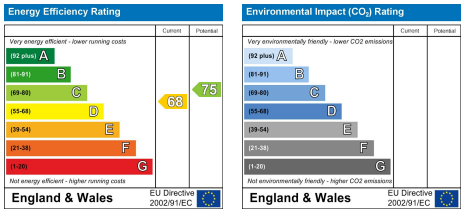


TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.

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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Directions

For Sat nav purposes use the postcode DE11 7QN



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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
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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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