

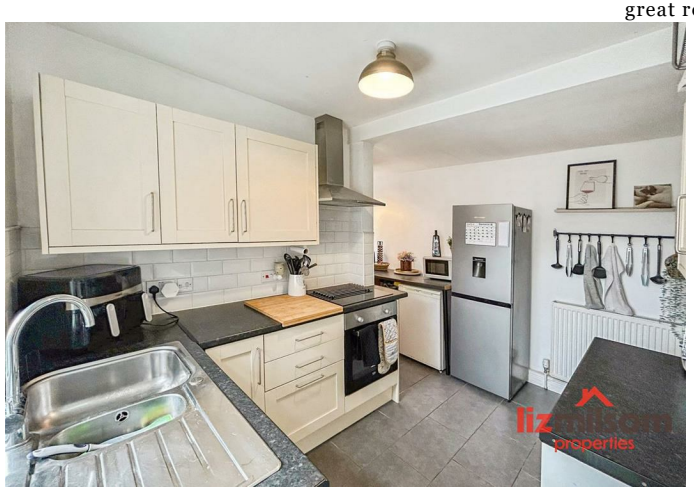
100 Bernard Street
Woodville, Derbyshire DE11 8BY
Reduced to £155,000

lizmilsom
properties

100 Bernard Street, Woodville, Derbyshire DE11 8BY

***** LIZ MILSOM PROPERTIES ***** are delighted to bring Bernard Street to the market. A spacious and well-presented two-bedroom terraced home situated in the popular Woodville setting. The property offers spacious accommodation throughout, including a generous open plan lounge/diner, modern fitted kitchen, useful utility area, ground floor family bathroom and two good-sized double bedrooms. Externally, the property benefits from a private, low-maintenance rear garden with decking and gravel areas, while on-street parking is available to the front. An excellent opportunity for first-time buyers looking to secure a well-presented home in a popular setting. EPC: C/ TAX BAND: A.
CALL the office today to arrange your viewing!

- Well presented spacious two double bedroom terraced home
- 22'5 Spacious open plan Lounge/Diner
- Modern fitted kitchen with useful utility area
- Ground floor bathroom
- Two generous double bedrooms
- Non overlooked , private, low-maintenance rear garden
- On-street parking to the front
- Excellent opportunity for first-time buyers
- Well positioned for local everyday amenities & great road links
- EPC: TBC : TAX BAND: A







Location
The property is situated on Bernard Street in the popular setting of Woodville, conveniently positioned for access to the wider Swadlincote and South Derbyshire area. The local area offers a range of everyday amenities, with nearby shops, schools, bus services and recreational facilities, while Swadlincote town centre is within easy reach for a broader selection of shopping, dining and leisure options. The location also provides good access to the A511 and A42, making it well placed for commuting towards Burton-on-Trent, Ashby-de-la-Zouch, Derby and the wider midlands

Overview -
A spacious and well-presented two-bedroom mid-terraced home, ideally situated within the popular Woodville setting. Offering well-proportioned accommodation throughout, a private low-maintenance rear garden and convenient on-street parking, this property represents an excellent opportunity for first-time buyers.

To the front, the property benefits from on-street parking and sits behind a low walled boundary. A step leads up to a ramp providing access to the entrance door.

Upon entering, the entrance porch benefits from frosted glass windows, allowing plenty of natural light. An internal door leads through to the spacious open plan lounge/diner.

The lounge/diner is an excellent size and occupies the front of the property, with a window overlooking the front aspect which floods the room with natural light and creates a bright and welcoming space. The room benefits from carpeted flooring, a useful understairs storage cupboard and a wall-mounted electric fire which provides an attractive focal point. There is ample space for a range of freestanding furniture, while carpeted stairs rise to the first floor. A door leads through to the kitchen.

Located to the rear, the fitted kitchen offers a good range of modern wall and floor units, complemented by attractive tiled splashbacks and tiled flooring. Integrated appliances include an oven, hob and extractor, while an inset drainer sink is positioned beneath a window overlooking the side aspect. A side door provides access to the outside and rear garden. Adjacent to the kitchen is a useful utility area, incorporating a work surface with space and plumbing beneath for appliances and also houses the boiler and benefits from a window overlooking the rear garden.

Completing the ground floor is the family bathroom, fitted with a modern three-piece suite comprising a panelled bath with shower over and shower screen, low-level WC and pedestal wash hand basin. The room benefits from an opaque rear-facing window, tiled flooring and part-tiled walls.

To the first floor are two generous double bedrooms. Bedroom One is a fantastic-sized double bedroom positioned to the front of the property. The room benefits from carpeted flooring, a front-facing window allowing plenty of natural light and ample space for a range of freestanding bedroom furniture. Bedroom Two is another generous double bedroom situated to the rear. The room benefits from carpeted flooring, a useful storage cupboard, rear-facing window overlooks the rear aspect and ample space for freestanding furniture.

Externally, the rear garden is accessed via the side door. Steps lead down alongside the neighbouring garden, which benefits from a right of way providing access towards the front aspect. A secure gate then leads into the property's private and low-maintenance rear garden. The garden is a good size and features a combination of gravel and decking, providing an ideal space for outdoor seating and entertaining during the summer months. Fenced boundaries provide a good degree of privacy.

Overall, 100 Bernard Street offers spacious and well-proportioned accommodation in a popular setting, making it an ideal opportunity for first-time buyers or those looking for a well-presented two-bedroom home with a private rear garden.

The accommodation measurements:-

Reception Porch

Spacious Lounge Diner
22'5 x 13'0 reducing 9'6 (6.83m x 3.96m reducing 2.90m)

Fitted Kitchen
11'5 x 8'0 (3.48m x 2.44m)

Ground floor family bathroom

Double front facing Bedroom
13'0 x 10'6 (3.96m x 3.20m)

Double rear facing Bedroom
11'5 x 9'6 (3.48m x 2.90m)

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

CALL THE MULTI-AWARD WINNING AGENT TODAY

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.

Property to Sell? Then why pay more?....

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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
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.

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
483 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.

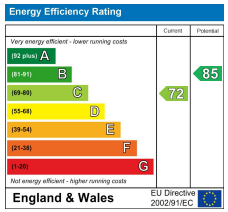


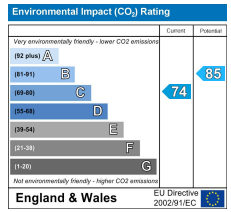
TOTAL FLOOR AREA : 767 sq.ft. (71.2 sq.m.) approx.

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 8BY





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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
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