



62 Wilkes Avenue
Measham, Swadlincote, DE12 7LS
Offers in excess of £180,000

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PERFECT FOR BTL INVESTORS, FIRST TIME BUYERS or DOWNSIZERS. OFFERED WITH NO UPWARD CHAIN, This three-bedroom home offers spacious and versatile accommodation, ideal for families and those seeking practical living space. The property is in need of a little TLC, but is ideal for those wishing to make the property their own, as it is blank canvas with BAGS OF POTENTIAL. EPC rating C, Council Tax Band A.

The ground floor comprises a welcoming entrance hall leading through to a generous living room., kitchen overlooks the garden. A shower room completes the ground floor. To the first floor, there are three well-proportioned bedrooms along with a separate WC. Externally, the property benefits from a rear garden and a substantial outbuilding, offering excellent storage or potential for a variety of uses.

- Offered with NO UPWARD CHAIN
- Gas central heating & double glazing
- Spacious Living room/diner, Kitchen
- 3 well proportioned bedrooms
- Off road parking - VIEW EARLY
- Older style 3 bedroomed family home
- EPC rating C - Council Tax Band A
- Ground Floor Shower Room, Sep WC
- Good sized rear garden & Outbuildings
- Viewing - Strictly by appointment



Location

Set within an established part of Measham, the property is well placed for local amenities, schooling, and transport links, with very easy access to the M42 well placed for the commuter, making it a strong choice for both first-time buyers and growing families alike. This is a home that offers plenty of potential, space to live, and exciting scope for the future—exactly the kind of opportunity that doesn't stay available for long.

Overview

The property benefits from gas central heating via a Worcester gas boiler and double glazing throughout.

The ground floor comprises a welcoming entrance hall with stairs leading off to the first floor and useful Store cupboard. To the left is access through to a generous living room/diner, being the full length of the property, having dual aspect windows. The kitchen is located to the rear overlooking the rear garden and has a basic range of wall and floor mounted units with work surfaces areas and inset stainless steel sink unit with drainer and door leading to the side access. Completing the ground floor accommodation is a modern Shower room with three piece suite including an electric shower and part tiled walls.

To the first floor, there are three well-proportioned bedrooms along with a separate WC.

The accommodation :

Reception Hall

Spacious Lounge/Diner
21'4" x 11'0" (6.51m x 3.37m)

Kitchen
9'1" x 9'0" (2.79m x 2.76m)

Ground floor Shower Room
4'9" x 5'3" (1.47m x 1.62m)

First floor and landing

Bedroom One
13'5" x 10'1" (4.10m x 3.09m)

Bedroom Two
10'2" x 10'7" (3.12m x 3.25m)

Bedroom 3
9'3" x 9'1" max (2.82m x 2.77 max)

First floor Separate WC

Outside - Private rear garden
Externally, the property benefits from a private low maintenance rear garden with artificial lawn, patio and panelled fenced boundaries. There are outbuildings, offering excellent storage or potential for a variety of uses.

Ample off road parking

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.

Available:
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9.00 am - 5.00 pm Friday
9.00 am – 2.00 pm Saturday
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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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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 – offering straight forward honest advice and extremely competitive fees.

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

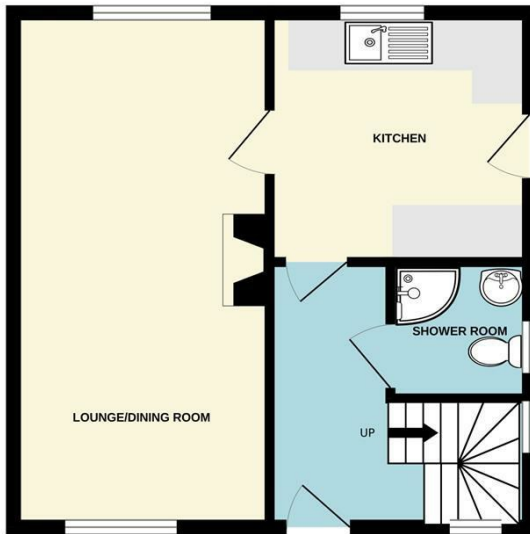
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



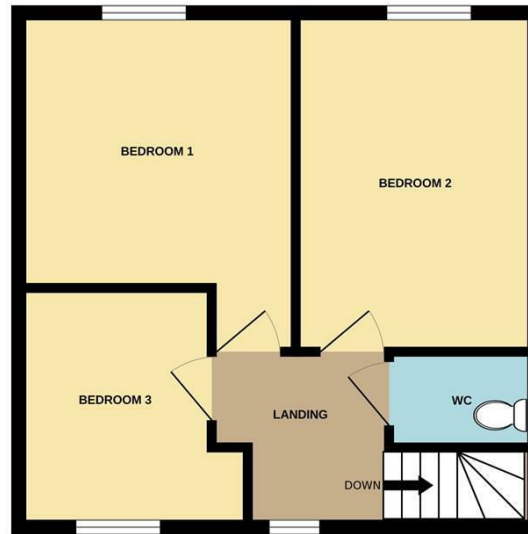
Directions

For SAT NAV purposes use DE12 7LS

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



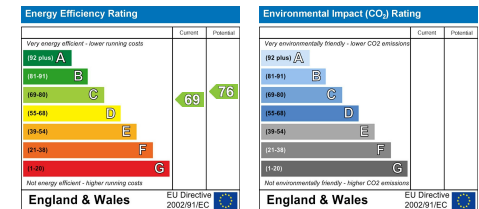
1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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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

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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