



Woodville Road

Overseal

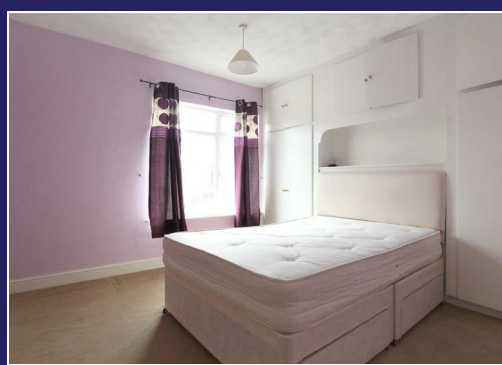
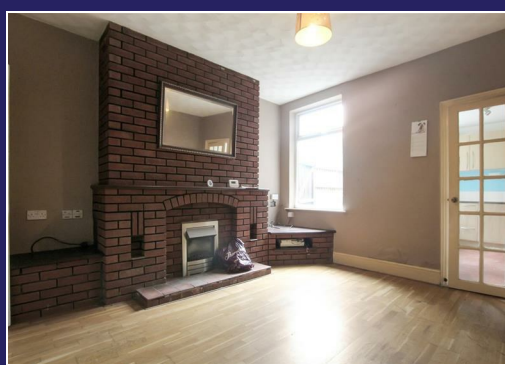
Asking Price £165,000



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Tenure
Freehold

Accommodation Details:

A two bedroom semi detached property with a large shower room, off road parking and a private, great size rear garden.

External & Approach

Set back from the road, you have a private, low maintenance driveway allowing access to your property, there is shared access under the archway to the left hand side of the property providing access into your private rear garden. All windows are white UPVC double glazed and there is a white UPVC front door leading into the lounge.

Living Room

This bright, spacious room with high ceilings is at the front of the property with a large window filling the room with plenty of natural light with a decorative gas fireplace. You will also find; a radiator, the main telephone point, a TV aerial point and a door leading through to stairs and dining room. This room has been decorated neutrally with laminate to the flooring.

Dining Room

Large spacious dining room set between the kitchen and lounge. There is a large window looking out into the rear garden, gas fireplace and large under the stairs storage cupboard with shelving and this space houses the consumer unit and meter readings. There is one radiator, TV aerial, thermostat and a BT telephone point. The same flooring continues from the living room and has been decorated in a soft neutral.

Kitchen

The kitchen is fitted with oak units with chrome handles, dark granite effect worktops, with ceramic splash-back tiles above and space for a utility appliance below. There is also a space for a free-standing cooker, a large bay window to the left-hand aspect, a sink with drainer and separate hot and cold taps, one radiator, and a half glazed white UPVC door leading out to

the rear garden. There are red tiles to the flooring and walls painted in white with one feature wall painted in a sky blue.

Stairs and Landing

Stairs to the first floor is found between the living and dining room. Carpet leading up and continuing on the landing, there is one smoke detector and one radiator. You'll also find the loft hatch located here.

Bedroom One

A great size double bedroom to the front of the property with built-in wardrobes either side of the chimney breast, a window to the front aspect filling this room with plenty of natural light. This room has been decorated in lilac and has a beige carpet to the flooring, there is one radiator.

Bedroom Two

A comfortable double bedroom decorated with cream wallpaper and beige carpet to the flooring. It has a large window to enjoy the views to the rear of the property. There is a cupboard with shelving and this room also house the I-Mini Boiler and the last boiler service was carried out in June 2023.

Shower Room

The shower room is a great size located to the rear of the property with a large window with privacy glass. There is a large walk-in double shower with full height self-adhesive walls tiles, carpet to the flooring, wash basin and WC.

Outside Space

The property enjoys an exceptionally large garden and is mainly turfed to the centre with mature borders. Half way down the garden are brick built sheds providing further storage space. There is no shared or right of way access with any of the neighbouring properties.

Post Code For Sat Navs

DE12 6LU

Local Authority & Council Tax Band

Band A

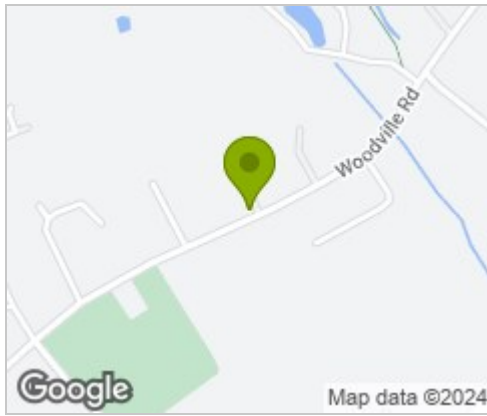
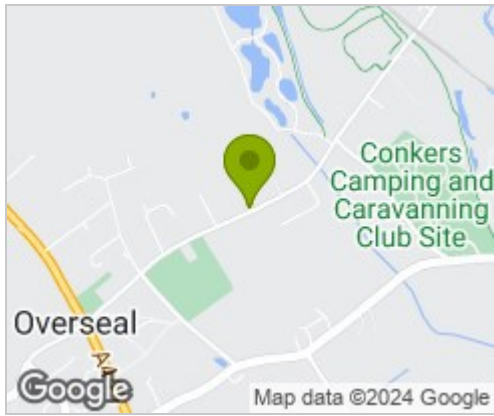
South Derbyshire District Council

Tel: 01530 271313

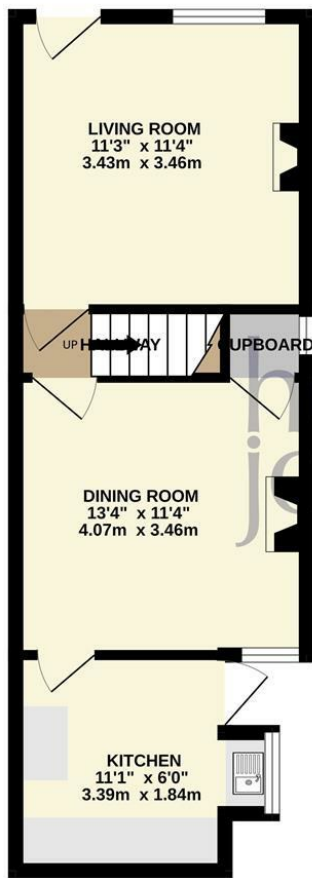
Property To Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.5 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. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	75
England & Wales	EU Directive 2002/91/EC	

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