



181 Oversetts Road

Newhall | DE11 0SW | Guide Price £160,000

**ROYSTON
& LUND**

- Guide Price Range £160,000 - £170,000
- Three Generously Sized Bedrooms
- Kitchen With Units
- Well-Maintained Garden
- Freehold - EPC Rating D
- End Terraced House In Newhall
- Two Reception Rooms
- Ground Floor Bathroom
- Car Port To The Rear
- Council Tax Band A





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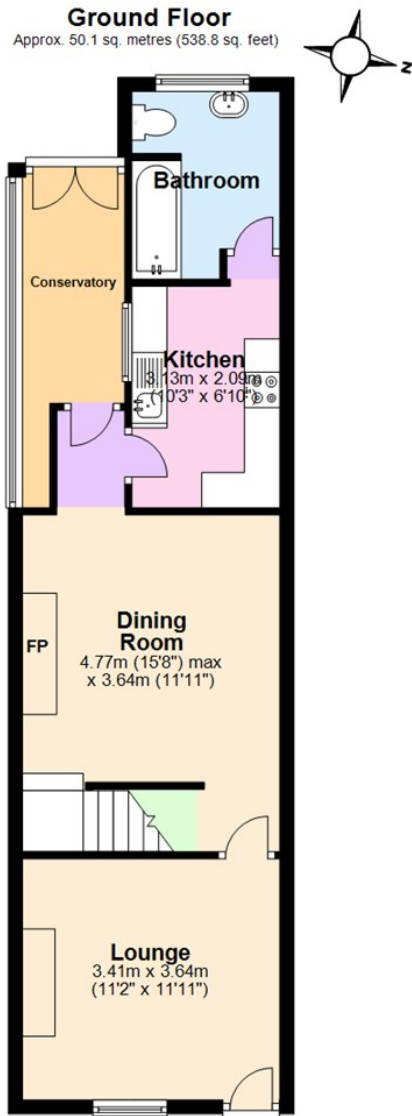
Royston & Lund are pleased to present this end-terraced property situated in Newhall, Swadlincote. Newhall features amenities such as local shops, schools, and healthcare services. The area offers parks, playgrounds, and sports facilities. Well-connected by public transport, it also boasts community centers and hosts social events.



In brief, the property includes two spacious reception rooms and a conservatory to the rear. The kitchen features a range of units and provides access to the bathroom which includes a three piece white suite including a bath with an overhead shower, wash basin and a WC.

To the first floor there are three generously sized bedrooms; two doubles and a single.

Outside, there is a well-maintained garden with walled boundaries. The garden also comprises of a pedestrian gate which leads to a car port which provides off-street parking for two vehicles.



Total area: approx. 86.9 sq. metres (935.2 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

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