



Woodville Road, Overseal, Swadlincote,
Derbyshire

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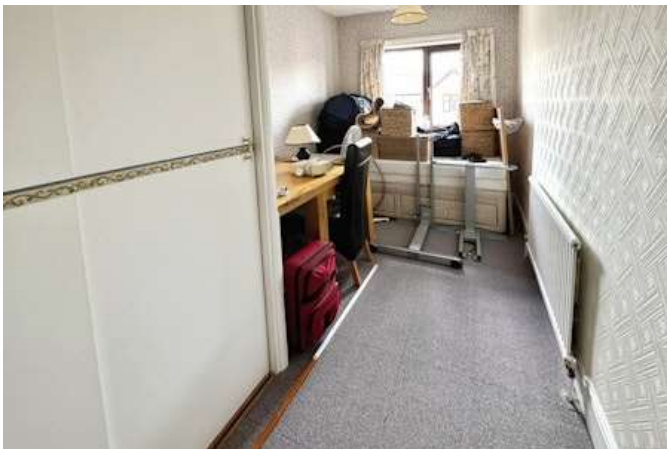
£185,000



Key Features

- Three Bedroomed End Terraced Home
- Fully Enclosed Rear Garden
- Prominent Road Position
- Large Living Accommodation
- Neutral Decor Throughout
- Gas Central Heating & Upvc Double Glazing
- EPC rating E
- Freehold





Newton Fallowell are pleased to be able to offer for sale this three bedroomed end terraced home on a prominent road in Overseal. This traditional extended property benefits from large living accommodation and neutral decor throughout. In brief the accommodation comprises: - entrance lobby, dining kitchen, hallway, large reception room, downstairs shower room, utility cupboard and on the first floor a landing lead to three bedrooms. Externally the property has a good sized frontage which has the potential to become parking subject to consent and the rear garden is fully enclosed and has a large patio and a great sized lanwed area.

Accommodation In Detail

Frosted upvc double glazed door leading to:

Lobby 1.92m x 1.8m (6'4" x 5'11")

having one central heating radiator, skylight and frosted Upvc double glazed window and door leading to side elevation.

Dining Kitchen 3.57m x 3.72m (11'8" x 12'2")

having a range of base and wall mounted units, marble effect laminate work surface, electric oven, electric four ring hob with extractor over, composite sink and drainer with chrome mixer tap, integrated fridge/freezer, tiled splashback, one central heating radiator and Upvc double glazed window to rear elevation.

Hallway

having staircase rising to first floor, understairs storage cupboard/office space and frosted Upvc double glazed window to side elevation.

Lounge 2.58m x 5m (8'6" x 16'5")

having thermostat for central heating, tv aerial point, two central heating radiators and Upvc double glazed window to front elevation.

Shower Room 2.15m x 3m (7'1" x 9'10")

having low level wc, vanity wash basin with chrome mixer tap, bidet with chrome fittings, wet room area with glass shower screen and electric shower, two heated towel radiators, built-in mirror and frosted Upvc double glazed window to side elevation. Opening through to:

Large Storage Cupboard/Utility

housing washing machine and tumble dryer, eye level storage units and gas fired Worcester Bosch combination boiler.

On The First Floor

Landing

leading to:

Master Bedroom 3.11m x 3.72m (10'2" x 12'2")

having built-in wardrobe, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Two 3.1m x 3.41m (10'2" x 11'2")

having built-in wardrobe and storage space, one central heating radiator and Upvc double glazed window to front elevation.

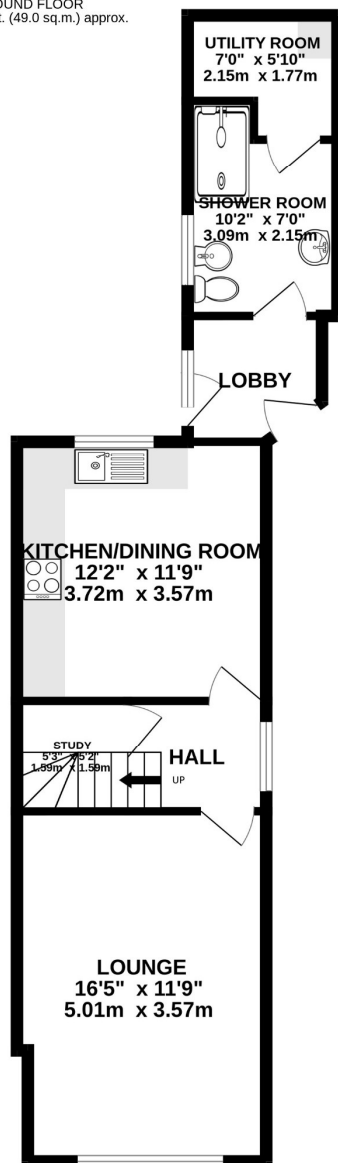
Bedroom Three 2.12m x 4.5m (7'0" x 14'10")

having built-in wardrobe with sliding doors, access to loft space, one central heating radiator and Upvc double glazed window to front elevation.

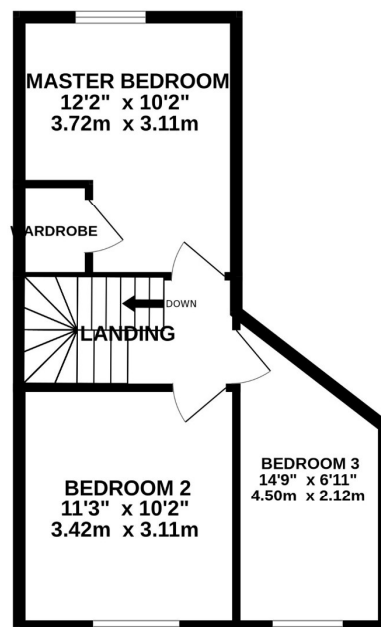
Outside

To the front of the property is a courtyard style garden with a half height garden wall, a paved pathway leads to the entry which leads to the main entrance door. To the rear is a full enclosed garden with a large patio area for entertaining, great sized lawned area, a hard standing area to the rear and a brick built garden shed attached to the property.

GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



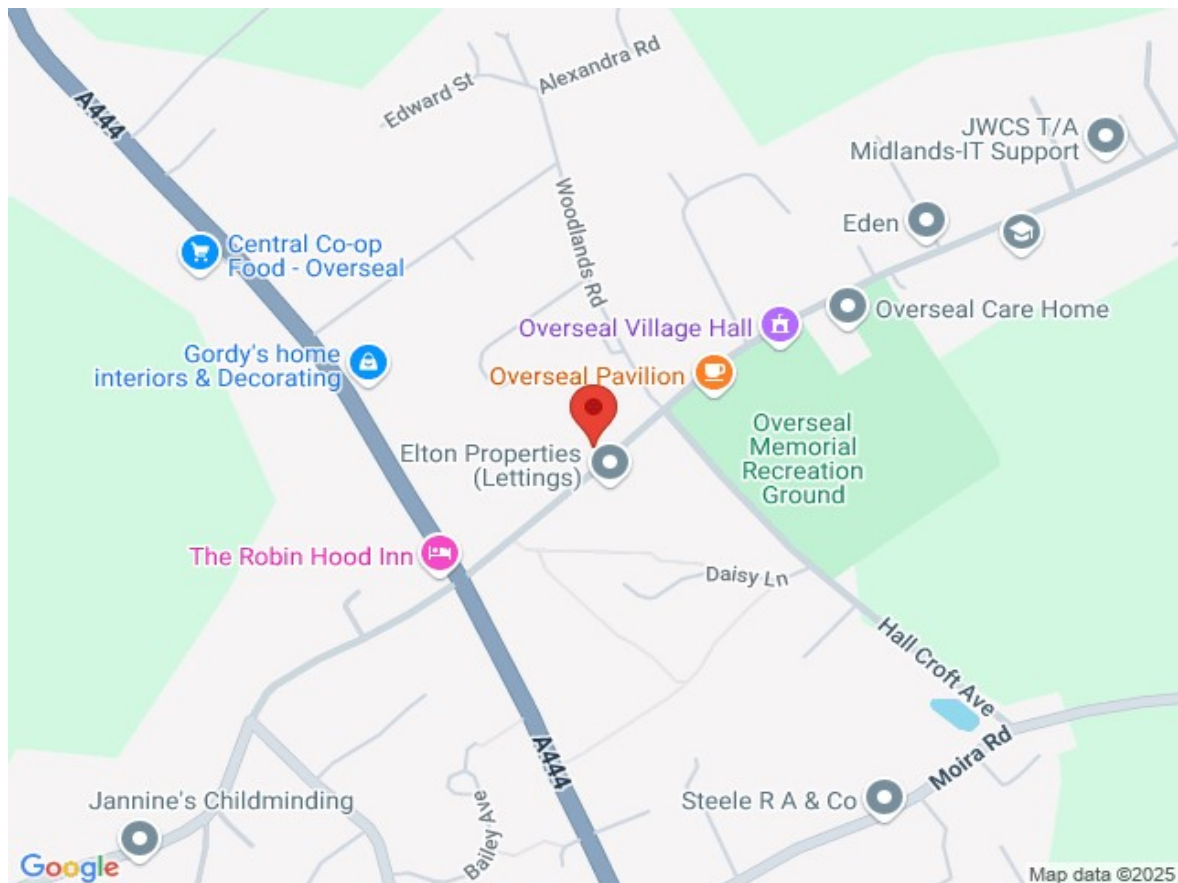
1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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 availability or efficiency can be given.





Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	80
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

