

*Burton Road, Overseal, DE12*

**£179,950**



Cadley Cauldwell are pleased to bring to the market this lovely 2 bed semi-detached property in the popular village of Overseal. The property comprises open lounge/diner, kitchen, 2 double bedrooms, upstairs bathroom and enclosed rear garden.

The property benefits gas central heating and double glazing.

The property located on the edge of the National Forest with easy access to major route ways, local amenities and a primary school.

Viewings are highly recommended please contact Cadley Cauldwell on 01283 217251 to arrange your appointment.

Council Tax: B/EPC: E/Freehold

 2 bed semi detached

 Private rear garden

 Popular location

 Upstairs bathroom

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 Council Tax: B/EPC: E/Freehold

# Burton Road, Overseal, DE12

## Directions

POSTCODE: DE12 6LQ

## IMPORTANT INFORMATION

Mortgage advice available, please contact our office for more information.

## Lounge

3.33m x 3.78m (10'11" x 12'5")

## Dining area

3.33m x 3.78m (10'11" x 12'5")

## Kitchen

5.54m x 2.08m (18'2" x 6'10")

## FIRST FLOOR

### Bedroom 1

3.20m x 3.81m (10'6" x 12'6")

### Bedroom 2

3.56m x 2.82m (11'8" x 9'3")

Storage cupboard over the stairs.

### Bathroom

4.39m x 2.13m (14'5" x 7')

With bath and separate shower. Storage cupboard.

## TO THE FRONT

Steps leading from the footpath to courtyard area with gravelled area. Side access to the rear.

## TO THE REAR

Enclosed rear garden with patio area and laid to lawn. Mature trees and borders.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





**Ground Floor**



**First Floor**



Viewing by appointment only with  
 Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.