

Burton Road, Overseal, DE12

£249,500



CADLEY CAULDWELL are pleased to offer to the market this **NO CHAIN**, FAMILY HOME in a POPULAR RESIDENTIAL LOCATION within easy access of main routes. Driveway, providing a single detached garage and **AMPLE off-street parking** for several vehicles and offering GREAT POTENTIAL FOR IMPROVEMENT the property comprises three bedrooms, family shower room, downstairs WC, kitchen, 24' lounge / diner, conservatory, pantry, enclosed rear garden. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE WHAT IS ON OFFER. EPC Rating: F / Council Tax Band: B/ Freehold
To arrange your viewing, contact CADLEY CAULDWELL on 01283-217251.

 GREAT POTENTIAL for IMPROVEMENT

 24' Lounge / Diner

 Three Bedrooms

 VIEWING RECOMMENDED

 NO CHAIN

 EPC Rating: F / Council Tax Band: B/ Freehold

Burton Road, Overseal, DE12

Directions

SAT NAV Users, POSTCODE: DE12 6JN

IMPORTANT NOTE

Mortgage Advice available.

Entrance Hall

13'3" x 5'11" (4.04m x 1.80m)

Lounge Area

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

Dining Area

12'4" x 11'7" (3.76m x 3.53m)

Kitchen

11'10" x 6'10" (3.61m x 2.08m)

Conservatory

"L" shaped (sizes 6'1" x 6'5" & 12' x 6'7").

Pantry

6'0" x 4'1" (1.83m x 1.24m)

WC

5'0" x 4'6" (1.52m x 1.37m)

Stairs & Landing

8'3" x 6'11" (2.51m x 2.11m)

Measurements shown are a maximum.

Bedroom 1

14'10" x 12'3" (4.52m x 3.73m)

Bedroom 2

12'5" x 11'5" (3.78m x 3.48m)

Bedroom 3

7'3" x 7'3" (2.21m x 2.21m)

Shower Room

8'11" x 6'10" (2.72m x 2.08m)

To the Front

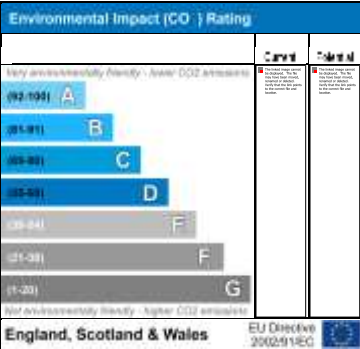
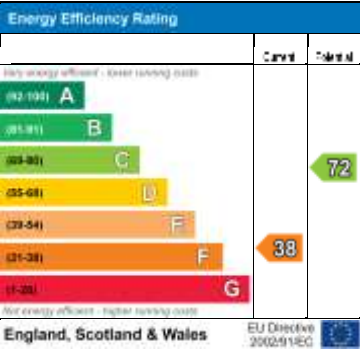
Forecourt area with low brick-built wall, raised bed with miscellaneous shrubs and planting, concrete driveway providing parking for several vehicles extending alongside of property and leading to single detached garage, gated access to rear garden.

Garage

20'0" x 10'2" (6.10m x 3.10m)

To the Rear

Enclosed rear garden, paved patio / seating area, laid to lawn and bordered with mature shrubs and planting, pergola storage area, gated access to driveway.





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 WHATEVER IN RELATION TO THIS PROPERTY.