



Oversetts Road, Newhall, Swadlincote

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Property Description

Burchell Edwards are delighted to market this 2 Bedroom End- Terrace family home. The property is situated on a lovely road in the popular Newhall area. The property itself is finished to a lovely standard throughout and boasts: a wonderful living room to the front of the property, a spacious kitchen/diner to the rear, 2 good sized, double bedrooms as well as a modern family bathroom. Outside to the rear is an enclosed garden which contains a patio tiled seating area, providing a beautiful place for hosting, as well as an open space which is currently gravelled for minimum maintenance. Viewing of this wonderful property is essential!

Approach

Walled front garden with mature plants.

Entrance Hall

Quarry tiled floor and boot room under the stairs.

Lounge

12' 9" Max x 13' 9" Max (3.89m Max x 4.19m Max)
Double glazed bay window to front aspect, tall central heating radiator, carpet flooring, sockets, electric fire, ceiling rose, TV point.

Kitchen/Diner

12' 6" x 10' 11" (3.81m x 3.33m)
Double glazed window and UPVC door to rear aspect, a range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, four ring gas hob, electric oven, extractor hood, space for a fridge/freezer, washing machine and tumble dryer, tall central heating radiator, resin flooring.



Landing

Feature staircase, wooden floor and sockets.

Bedroom One

11' 1" x 11' 1" (3.38m x 3.38m)

Double glazed window to front aspect, wooden floor, central heating radiator, sockets, pendant light.

Bedroom Two

11' 4" x 11' 1" (3.45m x 3.38m)

Double glazed window to rear aspect, wooden floor, central heating radiator, sockets, storage cupboard with loft access.

Family Bathroom

Double glazed window to rear aspect, bath with shower over, hand wash basin, WC, resin floor, central heating radiator, tiled to splashback areas, large storage cupboard.

Rear Garden

Patio tiled seating area, gravel area, storage shed at bottom of garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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