



Woodville Road
Overseal Swadlincote





Property Description

A genuinely stunning, three bedroom, terraced family home in a quiet residential area that is presented to an amazing standard that will be the envy of all who visit! This beautiful family home has been designed to offer amazing character that is fitting of the era from when this property was built. With a country cottage style kitchen, modern stylish bathroom suite, and fantastic decor throughout, this is not a property that will disappoint! Book your viewing with Burchell Edwards today!

Lounge

11' 10" x 11' 11" into recess (3.61m x 3.63m into recess)
Double glazed window and door to front elevation, central heating radiator, laminate flooring, log burner and fire place.

Dining Room

11' 8" x 11' 11" max (3.56m x 3.63m max)
Double glazed door to rear elevation and storage cupboard housing central heating boiler.

Kitchen

17' 4" x 5' 7" (5.28m x 1.70m)
Two double glazed windows to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double range style oven, extractor hood, dishwasher, central heating radiator and spca for further appliances.

Landing

Loft access via hatch.

Bedroom One

11' 10" max into recess x 11' 11" (3.61m max into recess x 3.63m)
Double glazed window to front elevation, central heating radiator, two built in storage cupboards.

Bedroom Two

11' 10" x 7' (3.61m x 2.13m)
Double glazed window to rear elevation and

central heating radiator.

Bedroom Three

8' x 7' 5" (2.44m x 2.26m)
Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, walk in shower.

Front Garden

Small walled frontage.

Rear Garden

Laid to lawn, fencing to boundaries.









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

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210947



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT210947 - 0010