



46 Woodville Road

Overseal | DE12 6LU | Offers In The Region Of £200,000 - £220,000

**ROYSTON
& LUND**

- Two Bedroom Mid Terrace Property
- RECENTLY REFURBISHED THROUGHOUT TO A HIGH STANDARD
- Ample Storage Space Throughout
- Large Outhouse To The Rear Aspect Which Can Be Used To The Buyers Discretion
- Council Tax Band - A
- Quiet Village Set In The National Forest
- Open Plan Kitchen And Dining Room With High Quality Fixtures And Fittings
- Full Refurbished Rear Garden And Front Courtyard Area
- South Facing Garden
- EPC - D // Freehold -





An immaculately presented two bedroom mid terrace property located in the desirable countryside village of Overseal. Situated close by to many amenities such as highly regarded local schools, excellent transport links to the surrounding villages and Ashby De La Zouch Market Town where you will find local shops, independent stores, pubs and restaurants meaning this property would be a perfect fit for a growing family or first time buyers.

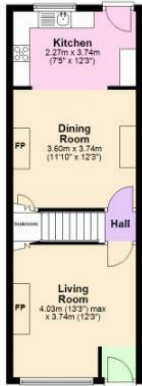
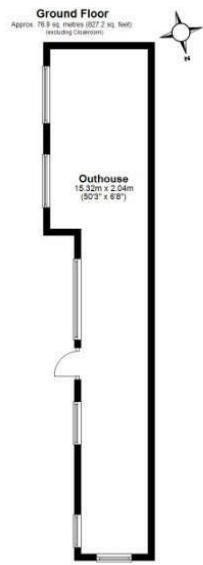
In brief the ground floor accommodation comprises a porch upon entry that leads into the living room which benefits from a electric fireplace and front aspect window flooding the space with natural light. The dining room displays ample space for family and friends along with an opening that leads into the kitchen demonstrating high quality base and wall units that house integrated appliances such as an oven, hob and extractor hood. The kitchen further grants access to the rear via a back door.

To the first floor there are two well proportioned double bedrooms both showing storage cupboards. All bedrooms share a spacious three piece shower room consisting of a walk in shower along with a vanity wash basin and WC.

Facing the property there is on street parking and a courtyard area before front door to house potted plants. To the rear there is a lengthy south facing garden that stretches back, initially starting with a patio area providing space for summer seating and alfresco dining. The lawn area is been recently re turfed creating a low maintenance lush lawn. To the rear aspect there is a large outhouse which can be used for storage/home gym/separate office or to the buyer's discretion.

for more info: https://reports.sprift.com/property-report/?access_report_id=5138501





Total area: approx. 117.3 sq. metres (1262.4 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		

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