



27 Granville Street

Woodville | DE11 7JQ | Guide Price £150,000

**ROYSTON
& LUND**

- GUIDE PRICE £ 150,000- £ 160,000- Two Bedroom Traditional Terrace
- Long South-Facing Garden
- Two Double Bedrooms
- Welcoming Living Room Space
- EPC Rating - D
- Three Floor Layout
- Kitchen Diner
- Ground Floor Bathroom
- Freehold Property
- Council Tax Band - A





GUIDE PRICE £ 150,000-£ 160,000

This Victorian terrace has a surprising lay out which flows over three floors and benefits from a large South-Facing Garden

On entering through the front door and into a cosy living room, offering an inviting space to relax and unwind. Also on this floor, you'll find a bathroom complete with a sleek vanity unit, shower over bath, and elegant tiling for a contemporary touch.

On the lower ground floor is the dining kitchen this is thoughtfully designed having a fitted kitchen with base and wall units with work surfaces over integrated appliances consist of hob and oven. A raised dining area sits within the open layout. The space is enhanced by varied spotlighting and useful understairs storage. There is a rear door that gives you access to the large south facing garden.

Upstairs, the top floor hosts two generous double bedrooms.

This property enjoys a convenient village location close to shops, a post office, and everyday amenities along the High Street. The property is within walking distance of local schools, including The Granville Academy and Woodville Infant and Nursery School, making it ideal for families.

Regular bus services connect to Swadlincote, Burton-upon-Trent, and Ashby-de-la-Zouch, while main driving routes such as the A511, A514, and A42 provide easy access to Derby, Burton, and the wider Midlands. Nearby parks, recreation areas, and the National Forest offers plenty of opportunities for outdoor leisure, making this a pleasant and well-connected place to live.



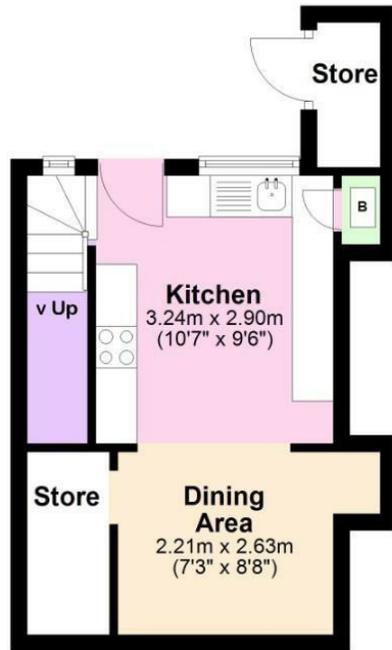


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

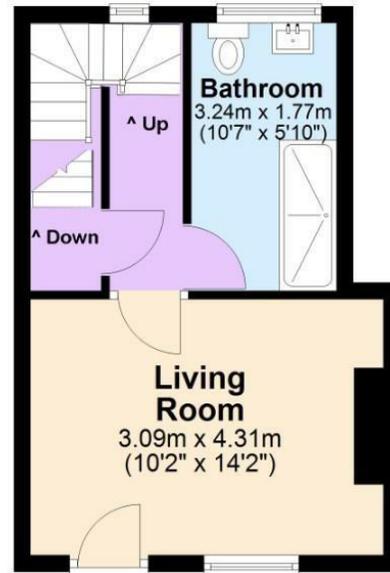
Basement

Approx. 23.1 sq. metres (248.2 sq. feet)



Ground Floor

Approx. 25.8 sq. metres (277.6 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.2 sq. feet)



Total area: approx. 76.5 sq. metres (824.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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