



46 Woodville Road

Overseal | DE12 6LU | Offers In The Region Of £190,000 - £220,000

ROYSTON
& LUND

- ***Offers in the Region of: £190,000
- Open Plan Kitchen And Dining Room With High Quality Fixtures And Fittings
- Full Refurbished Rear Garden And Front Courtyard Area
- South Facing Garden
- Council Tax Band - A // EPC - D
- 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
- Ideal for First Time Buyers
- Freehold





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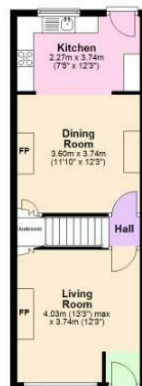
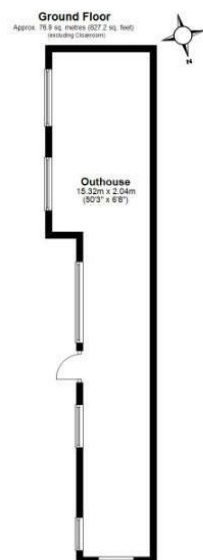
An immaculately presented two-bedroom mid-terrace home, nestled within the highly sought-after countryside village of Overseal.

The accommodation is thoughtfully arranged and beautifully maintained throughout. Upon entering, a welcoming porch leads into the bright and inviting living room, where a feature electric fireplace creates a cosy focal point, while a front-facing window allows natural light to flood the space. Beyond, the generous dining room provides an excellent area for entertaining family and friends and flows seamlessly into the well-appointed kitchen. Fitted with a range of high-quality wall and base units, the kitchen incorporates integrated appliances including an oven, hob, and extractor hood, whilst also offering direct access to the rear garden.

To the first floor, the property boasts two spacious double bedrooms, both benefitting from built-in storage cupboards. Serving the bedrooms is a stylish and generously proportioned three-piece shower room, complete with a walk-in shower, vanity wash basin, and WC.

Externally, the property enjoys on-street parking to the front, along with a charming courtyard area ideal for potted plants and seasonal displays. To the rear lies a substantial south-facing garden, perfect for enjoying the warmer months. A paved patio provides the ideal setting for outdoor seating and al fresco dining, while the recently re-turfed lawn offers a lush yet low-maintenance outdoor space. At the far end of the garden sits a versatile and spacious outbuilding, presenting excellent potential for a home office, gym, workshop, hobby room, or additional storage, depending on the buyer's requirements.





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



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

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