



46 Woodville Road

Overseal | DE12 6LU | Guide Price £210,000 - £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
- Down The Street From A Highly Regarded Primary School
- 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
- A Short Drive From Numerous Amenities And Excellent Transport Links
- EPC - D // Freehold - Council Tax Band - A





****FULLY REFURBISHED TO A HIGH STANDARD THROUGHOUT****
****GUIDE PRICE £210,000 - £220,000****

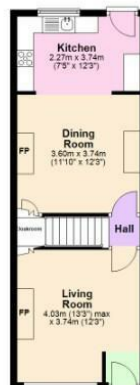
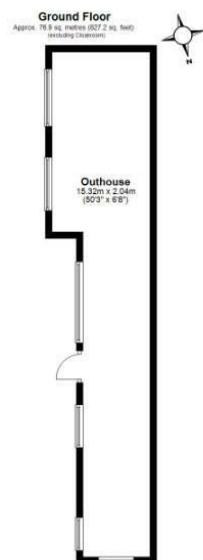
Royston and Lund are delighted to bring the market this two bedroom IMMACULATELY PRESENTED mid terrace property located in the desirable countryside village of Overseal. Situated close by to many amenities such as highly regarded local schools, excellent transport links to the surrounding villages and 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.





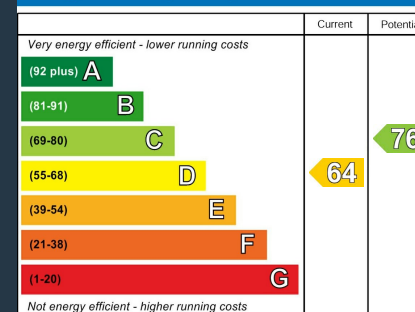
Total area: approx. 117.3 sq. metres (1262.4 sq. feet)

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.



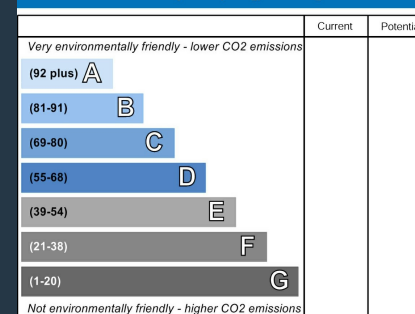
EPC

Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

**ROYSTON
& LUND**