



23 Manor School View

Overseal | DE12 6LN | Offers Around £230,000

ROYSTON
& LUND

- Guide Price £230,000 to £240,000
- 4 Bedroom Townhouse
- Family Bathroom, En Suite And Downstairs WC
- Close To Amenities
- Council Tax Band C
- No Upward Chain to £240,000
- Kitchen/Lounge/Diner
- Off Road Parking For Two Vehicles
- Rear Enclosed Garden
- Freehold - EPC B





Guide Price £230,000 to £240,000

****No Upward Chain****

In the heart of the National Forest on the doorstep to many walks and open countryside! You enter the home into a welcoming hallway, with doors leading to convenient ground floor cloak room with wc, kitchen which sits at the front and good sized lounge with French doors leading to the garden.

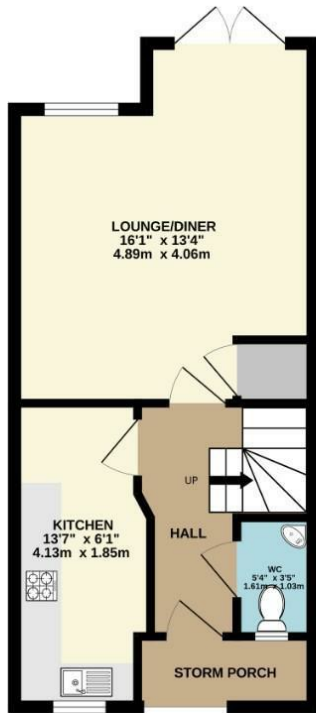
The first floor has the two of the 4 bedrooms, with both being doubles. The principal bedroom is equipped with built in wardrobes and an ensuite with a shower unit. Just across from the principal bedroom you can find the second of the two double bedrooms on this floor. Going up to the Third floor you have two further spacious bedrooms along with the modern family bathroom which has a three-piece suite.

The home is immaculately presented throughout.

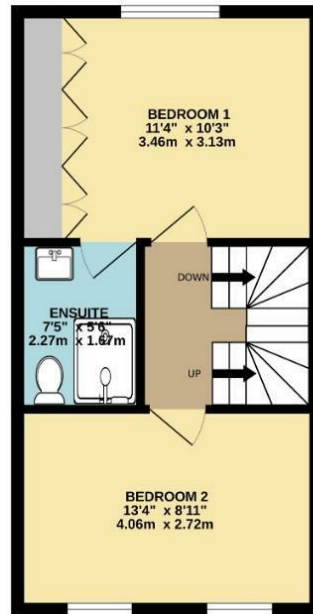
Call now to book your own personal tour.



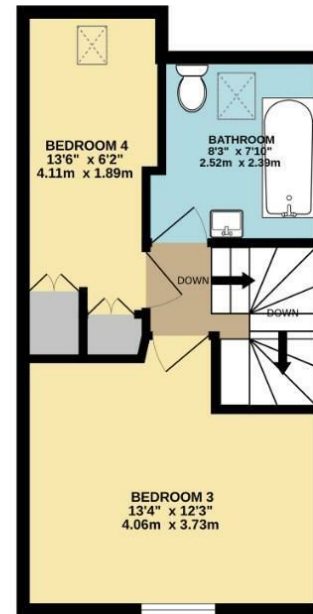
GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	81	
(69-80) C		
(55-68) D		
(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		

England & Wales EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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