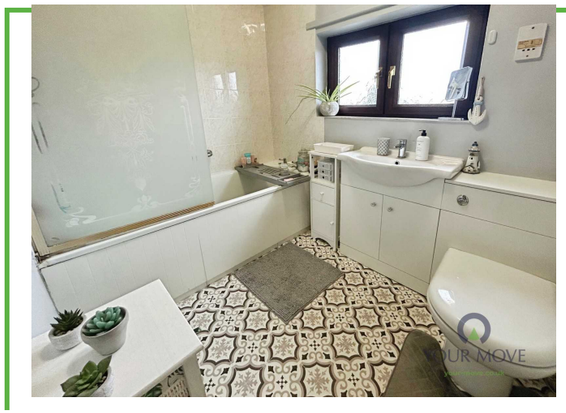
















Woodlands Road, Overseal,
Swadlincote, Derbyshire, DE12

Asking Price: £205,000

Tenure: Freehold

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Woodlands Road, Overseal, Swadlincote, Derbyshire, DE12

Asking Price: £205,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: D
Local Authority: South Derbyshire District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This three-bedroom terraced house for sale in Overseal, Swadlincote offers a reception room, kitchen, conservatory, generous garden, off-road parking and two bathrooms in a village setting with good access to local amenities, countryside and transport links.

Description
For sale: a three-bedroom terraced house in Overseal, Swadlincote, Derbyshire, presented in good condition and offering practical accommodation for families and couples alike.

The ground floor provides a cosy lounge, along with a kitchen that serves as the hub of the home with dining space. There is a Sun room to the rear, overlooking the garden. This has been recently re-roofed and insulated and also benefits from a skylight, Velux window. Located off the sun room is a ground floor shower room- perfect for family life. The rear garden is generous in size and provides great entertaining space for family and friends with ample space for children's play. Off-road parking to the front adds day-to-day convenience. There is also the addition of an electric car charger.

Upstairs, the property offers three bedrooms and a bathroom, giving flexibility for family living, guests or home working.

Overseal is a village on the edge of the National Forest, with a range of local amenities in nearby Swadlincote including supermarkets, shops and leisure facilities. Local primary and secondary schools are available within the wider Swadlincote area, making this a suitable base for households with school-age children. The surrounding Derbyshire and Leicestershire countryside offers walking routes, green spaces and outdoor activities.

Public transport links include bus services from Overseal towards Swadlincote and Burton upon Trent, where onward connections can be made by rail. By road, the A444 and A511 give access towards Burton, Ashby-de-la-Zouch and further to the M42, providing routes to Birmingham, Nottingham and Leicester.

This three-bedroom terraced house combines off-road parking, a conservatory and a generous garden in a village setting, while remaining accessible to the facilities of Swadlincote and the wider region.

Entrance Porch

Entrance Hall
With Stairs off to the first floor.

Lounge
13'9" x 10'9" (4.2m x 3.28m)
The lounge is located to the front aspect of the property.

Kitchen/Dining Room
17'6" x 11'6" (5.33m x 3.5m)
The kitchen/dining is spacious with ample space for family dining. There is a freestanding cooker- which is included in the sale and space for additional appliances. There is also a useful under stairs cupboard.

Sun Room
13'2" x 8'9" (4.01m x 2.67m)
A lovely addition to this home which has recently been re-roofed and insulated making it an all round and versatile room. There is also plumbing for a washing machine.

Shower Room
10'2" x 3'2" (3.1m x 0.97m)
There is a single shower area with an electric shower, wash basin and a low flush wc.

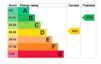
On the first floor:

Main Bedroom
11'10" x 9'1" (3.6m x 2.77m)
Main double bedroom.

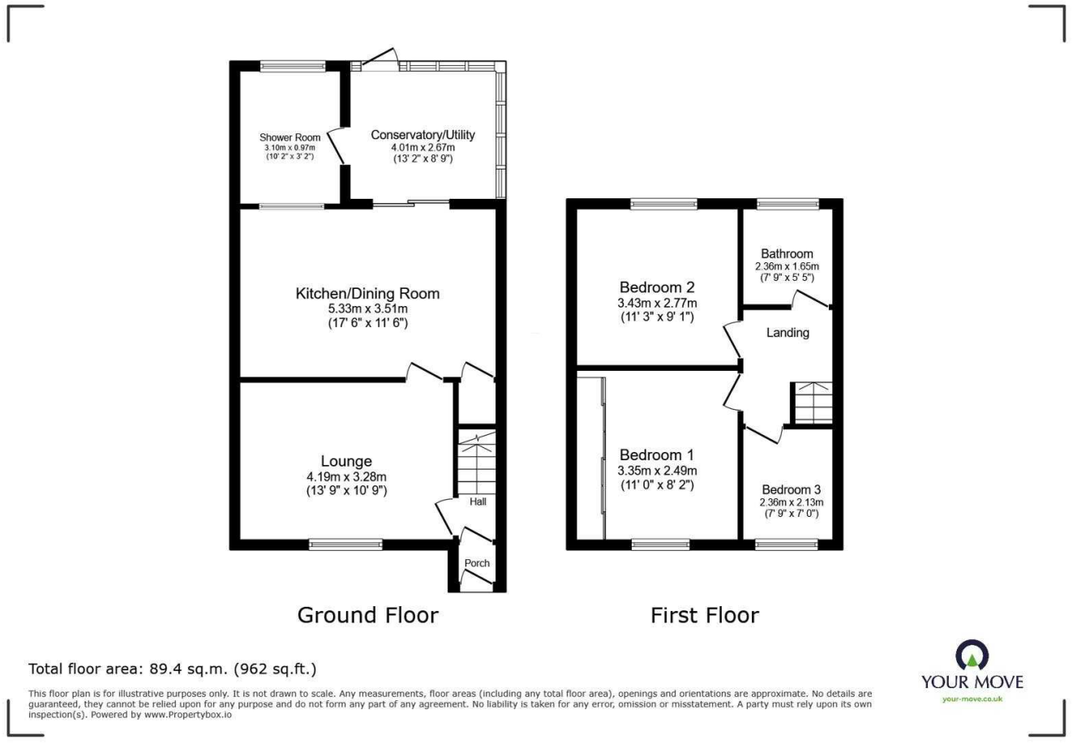
Bedroom Two
11'3" x 9'1" (3.43m x 2.77m)
Double bedroom with fitted wardrobes.

Bedroom Three
7'9" x 7' (2.36m x 2.13m)
A generous single bedroom.

Bathroom
7'9" x 5'5" (2.36m x 1.65m)
The bathroom s appointed with a white three piece suite comprising: bath with shower over, pedestal sink and a low flush wc.



For full EPC please contact the branch.



Total floor area: 89.4 sq.m. (962 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.