



Edward Street
Overseal
DE12 6LJ

£185,000

A MODERN TOWN HOUSE that is ideal for a FIRST TIME BUYER. With a fantastic open plan living/kitchen space to the ground floor, a WC and TWO BEDROOMS and a modern bathroom to the first floor. There is also parking to the front for two vehicles. This property must be viewed!



Property Features

- Town House
- Two Bedrooms
- Open Plan Living
- Downstairs WC
- No Onward Chain
- Popular Location
- Well Presented
- Off Road Parking
- Rear Garden
- Viewings Highly Recommended

Full Description

Built in 2002, this property in Overseal is ideal for a first time buyer. The property is situated in a quiet location and set within close proximity to rural fields. Overseal is ideally located to provide great access to local town centres like Swadlincote and Ashby de la Zouch as long as providing great access to the A42. If you are a first time buyer looking to take your first steps on the market, this property could be just for you and is ideal for anyone looking to move straight into their first home.

As you enter this property, you instantly get a feeling of space due to the ground floor accommodation being open plan. There is a downstairs WC and storage cupboard in the entrance before opening up to the lounge/kitchen/dining. There is a good sized breakfast bar in the kitchen area in addition to built in appliances and the kitchen overlooks the rear garden.

The lounge/diner offers a great space and patio doors to the rear.

To the first floor, there are two double bedrooms with the master bedroom offering a great space for wardrobe and dressing area. There is also a modern bathroom to the rear of the first floor.

Externally, the property is set back from the main stretch of Edward Street and has two spaces for parking to the front of the property. As you look out towards to the front of the property, there is open fields set to you left which really gives you a rural feel.

Overseal is a village and civil parish in South Derbyshire district of Derbyshire. It is approximately 3 miles south of Swadlincote, approximately 5 miles west of Ashby-de-la-Zouch and approximately 13 miles south-southwest of Derby. Situated within the National Forest area, it is near the villages of Netherseal and Lullington as well as being close to the border with Leicestershire. The property is ideally located for the A42 which provides access to Birmingham and also the M1. Edward Street is set close to rural fields and is set in a quiet location.

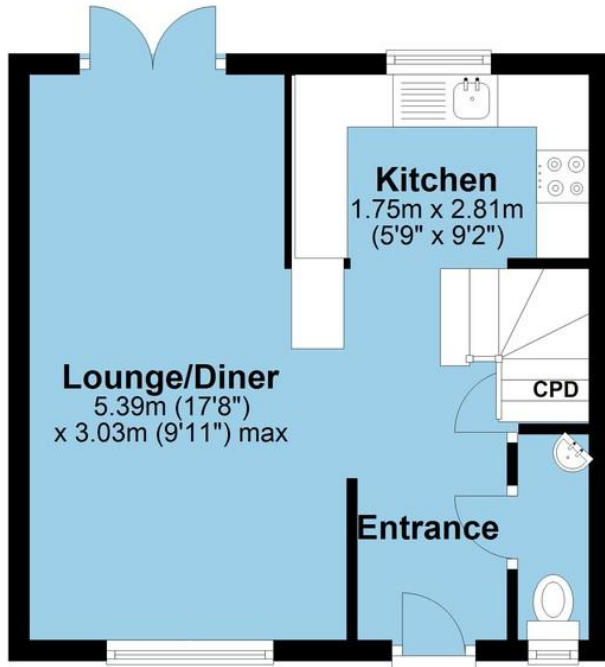
TENURE Freehold

COUNCIL TAX BAND B

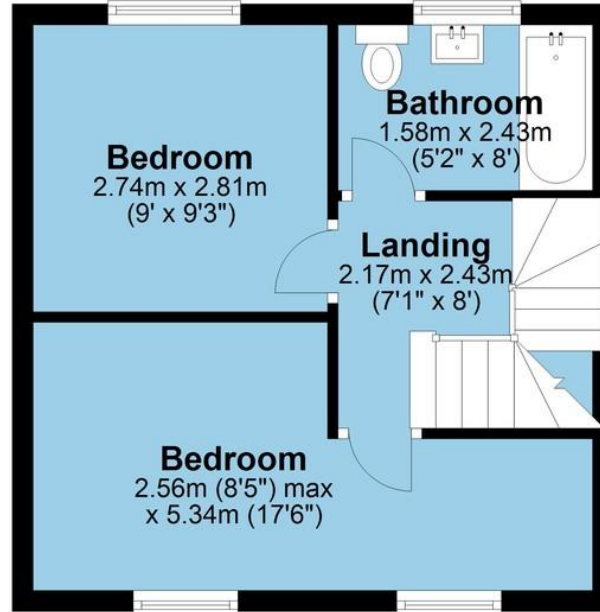




Ground Floor



First Floor



Total area: approx. 57.6 sq. metres (620.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements