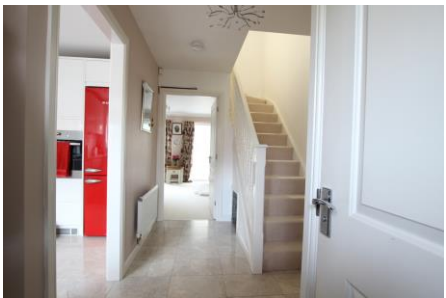




**Manor School View
Overseal,
DE12 6LN**

£230,000

Situated in a quiet CUL DE SAC location this **IMMACULATELY PRESENTED THREE BEDROOM** mid terrace property is an ideal **FIRST TIME BUYER OPPORTUNITY** with allocated **OFF ROAD PARKING** offering over 750sq ft of living space with **RURAL VIEWS** to the rear.



Property Features

- Three Bedrooms
- Off Road Parking
- Modern Kitchen
- Low Maintenance Garden
- Downstairs W.C
- Shower Room
- Rural View
- Energy Efficient

Full Description

Occupying a great position this well presented modern three bedroom terrace property is an opportunity not to be missed and an ideal first time buyer or family home. Ideally situated in a popular quiet cul de sac position with two allocated off road parking spaces with easy access to the surrounding woodland parks.

The accommodation comprises of entrance hallway with WC leading to the good size neutrally decorated lounge with views to the low maintenance established block paved garden with lean to conservatory. This property also benefits from a newly fitted high gloss kitchen with integrated appliances.

To the first floor off the generous landing there are two

double bedrooms the master bedroom having fitted wardrobes and views over the peaceful garden and a single third bedroom. There is also a modern shower room and additional storage cupboard with the newly replaced boiler which completes the first floor.

The property has gas central heating and double glazing with front and rear well maintained enclosed gardens. There is allocated parking for two vehicles via the shared driveway to the side of the property.

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.

COUNCIL TAX The property is in Band C

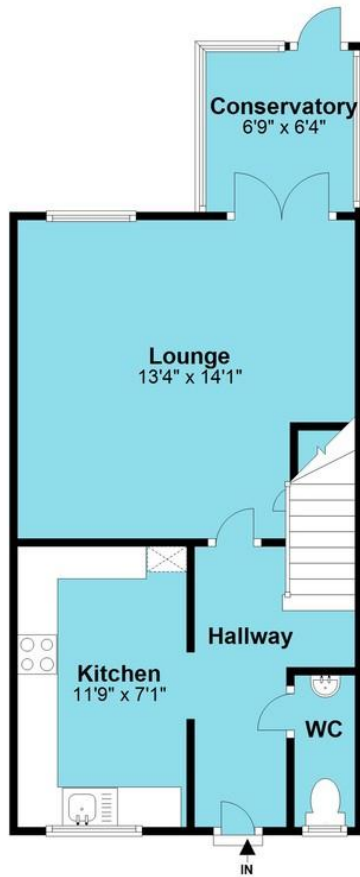
TENURE We are advised the property is Freehold





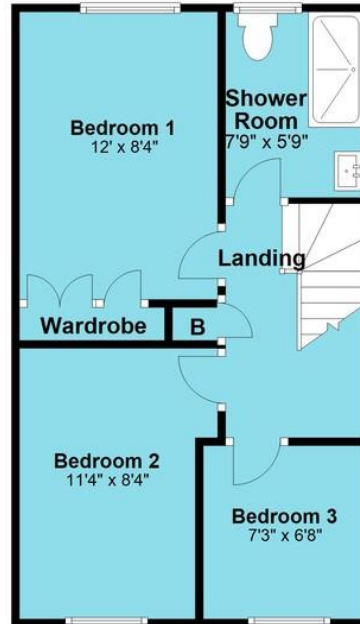
Ground Floor

Approx. 402.9 sq. feet



First Floor

Approx. 364.9 sq. feet



Total area: approx. 767.8 sq. feet

8 The Pass Courtyard
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Ashby-De-La-Zouch
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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 are 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