

Main Street

Overseal, Swadlincote, DE12 6LG



This well presented renovated two bedroom detached bungalow is jam packed full of features including off street parking, spacious bedrooms and a large rear garden. The property is ideally located close to local shops, eateries, parklands and has great public transport routes.

£260,000



John German

As you pull up to the home you will notice the level of maintenance that has been undertaken on the home. Through the front door you walk into the extra wide main entrance hall.

Both of the large bedrooms are located at the front of the home, both benefit from neutral décor and bay windows.

The beautiful refitted bathroom is located in the middle of the home, this features a four piece suite comprising large shower, bath, wash hand basin with storage and WC.

The lounge is located at the rear of the home and overlooks the rear garden. The lounge features neutral décor, carpets and large sliding doors giving access to the rear garden.

The stunning refitted open plan kitchen/dining room is next to the lounge and is accessed through glazed double doors. The kitchen features both overhead and under counter cupboards, tiled splashbacks, a selection of appliances including oven, hob and extractor and space for further appliances.

The dining space overlooks the kitchen and also has access to the rear garden through French doors. This area features neutral décor and tiled flooring.

The rear garden is flat and features a paved patio area and lawn.

The bungalow benefits from underfloor heating to the hallway, lounge, kitchen/diner and central heating radiators to the bathroom and bedrooms.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating & underfloor heating
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

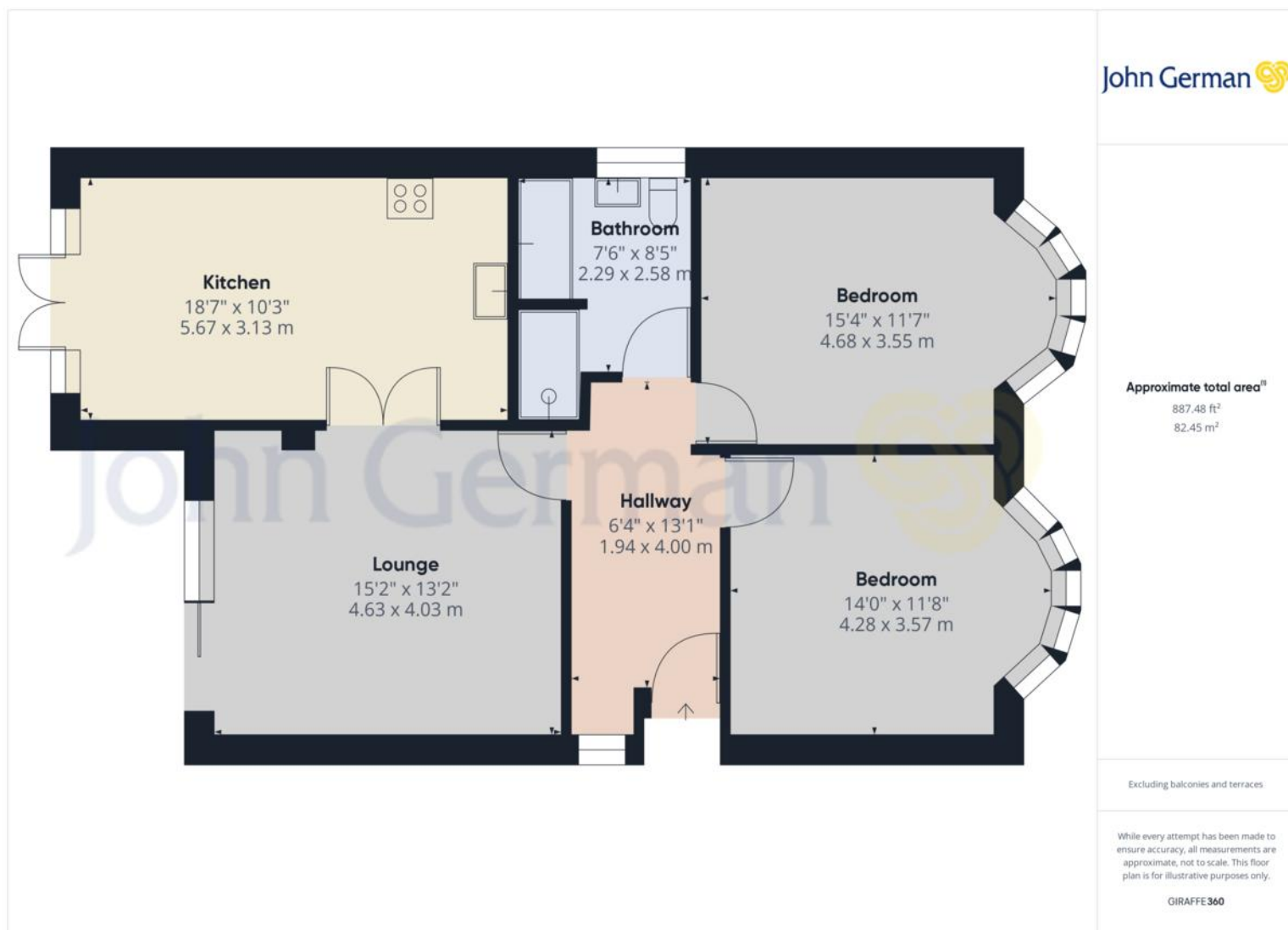
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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