



Woodville Road
Overseal
DE12 6LU

£275,000

POSITION, PLOT & POTENTIAL are three key words that describe this traditional 3 bedroom detached home that requires COMPLETE MODERNISATION with HUGE SCOPE to further extend in order to take full advantage of the EXCELLENT PLOT, long driveway, DOUBLE GARAGE & NO UPWARD CHAIN



Property Features

- Detached Home
- Huge Potential
- Requires Modernisation
- Excellent Plot
- Double Garage
- 3 Bedrooms
- 2 Reception Rooms
- 877 Sq ft
- Long Garden
- No Chain

Full Description

With huge scope and potential to further improve and extend, this is a great opportunity to acquire a traditional 3 bedroom detached home of 877 Sq ft, requiring complete modernisation throughout, occupying a wonderful mature plot on the popular Woodville Road opposite the Village Hall.

With a deep frontage and a long driveway approach to the double garage at the rear, there is plenty of off-road parking and access to the long lawned rear garden which is a real blank canvass waiting to be landscaped.

The property enjoys a gas fired central heating system(not tested) and UPVC windows throughout enabling the property to have a current EPC rating of D.

Internally you enjoy an entrance hall, lounge, separate dining room and kitchen, whilst on the first floor are three

bedrooms and bathroom.

Overseal is a popular village and civil parish in South Derbyshire, lying in the heart of the scenic National Forest, within 5 minutes drive of Conkers Visitor Centre, Moira Furnace and Hicks Lodge.

The village enjoys a comprehensive range of local amenities including village school, range of local shops, village church and frequent bus services. It is approximately 3 miles south of Swadlincote, 5 miles west of Ashby-de-la-Zouch and 13 miles south-southwest of Derby. Sitting on the A444 the village is also perfectly placed for ease of access to the M42 leading to many east and west midlands towns and cities, with both Tamworth and Birmingham within 45 minutes drive.

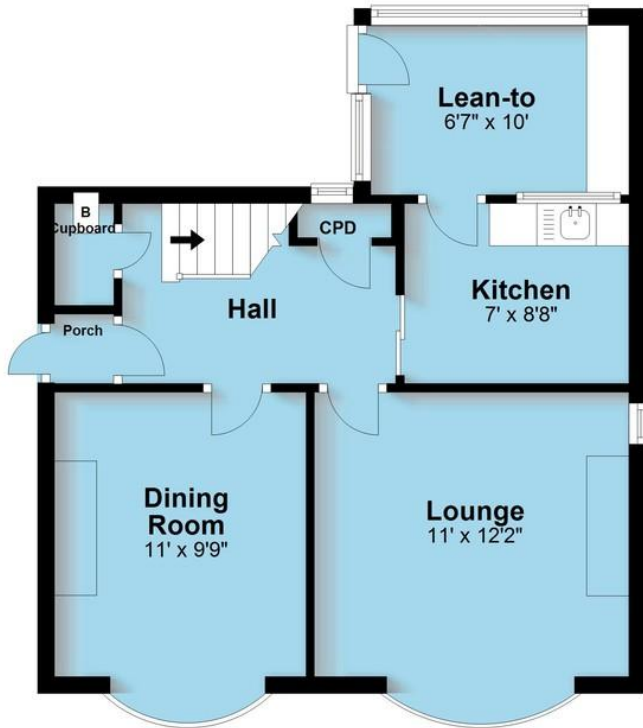
TENURE We are advised the property is Freehold

COUNCIL TAX We are advised the property is in Band D





Ground Floor



First Floor



Total area: approx. 877.5 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

8 The Pass Courtyard
43 Market Street
Ashby-De-La-Zouch
Leicestershire
LE65 1AG

www.whiteheadsestates.co.uk
info@whiteheadsestates.co.uk
01530 353170

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