

# Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

*Woodville Road, Overseal, DE12*

## *£189,950*



CADLEY CAULDWELL are delighted to bring to the market this NO CHAIN three bedrooomed semi-detached family home. Located on a generous plot close to local amenities, schools and major route ways.

**VIEWINGS ARE HIGH ADVISED!**

In need of modernising throughout but well presented family home.

Spacious lounge, open plan kitchen/dining area, downstairs bathroom with bath and shower cubicle, two double bedrooms, one single bedroom with WC and hand basin, private parking, garage and sizeable garden.

To arrange your viewing please call CADLEY CAULDWELL on 01283 217251 TODAY!

CC NO CHAIN

CC Three Bedrooomed Semi-Detached Family Home

CC Huge Potential

CC Generous Plot

CC Private Parking & Garage

CC EPC Rating:TBC

# Woodville Road, Overseal, DE12

## Directions

Follow the Burton Road (A444) into Overseal, turn into the B5004 Woodville Road, and our property is on the left hand side clearly identifiable by our for sale sign. SAT NAV users: Postcode DE12 6LU.

## IMPORTANT INFORMATION

\*Mortgage advice available within our office\*

## GROUND FLOOR

### Kitchen/Dining Area

21'0" x 9'3" (6.40m x 2.82m)

\*Measurements from the widest points\*

### Shower Room

12'2" x 8'3" (3.71m x 2.51m)

\*Measurements are from the widest points\*

### Lounge

14'2" x 17'11" (4.32m x 5.46m)

## FIRST FLOOR

### Bedroom One

14'6" x 11'8" (4.42m x 3.56m)

\*Fitted wardrobe\*

### Bedroom Two

12'1" x 10'5" (3.68m x 3.18m)

\*Fitted wardrobe\*

### Bedroom Three

12'1" x 7'1" (3.68m x 2.16m)

\*WC and Hand basin\* \*Boiler located in this room\*



## OUTSIDE

### To The Front And Garden

Private parking to the front with decorative stoned area. Lawn to the side and rear. Various shrubs and bedding plants in borders. Paved seating area. Access to the garage. Two Outbuildings for storage. Wooden garden sheds.



### Garage

20'1" x 10'11" (6.12m x 3.33m)

\*Light, Power and electric up and over door\*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Please note - these are not to scale. For display purposes only  
Plan produced using PlanUp.

Viewing by appointment only with

Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.