



40 Ferrers Road, Yoxall
Yoxall DE13 8PS

 Digitally Altered

Downes & Daughters
ESTATE AGENCY

40 Ferrers Road, Yoxall
Yoxall DE13 8PS
£235,000

A superb opportunity to acquire a three bedroom semi-detached family home with pleasant open views to the rear, offered for sale with no onward chain and falling within the John Taylor catchment area. Occupying an enviable position within this popular residential street, adjoining the public open space of Ferrers Field and within easy reach of a wide range of amenities in the centre of the village. The accommodation is in need of some updating and currently comprises: Entrance hallway, living room with access to the rear garden, kitchen and a multi-use garage conversion currently used as an office and music studio on the ground floor and three bedrooms and a bathroom on the first floor. Externally the property benefits from a block paved private driveway and a south west facing rear garden with superb levels of privacy. .

Viewing is essential to appreciate the charm of this delightful home, its enviable position and future potential.

GROUND FLOOR

Entrance Hallway • Living Room With Access To Rear Garden • Kitchen • Multi-Use Garage Conversion Currently Used As Office & Music Studio

FIRST FLOOR

Landing • Bedroom One With Fitted Wardrobes & Open Views • Bedroom Two • Bedroom Three • Bathroom

OUTSIDE

Planted Fore Garden & Hedge Boundary • Block Paved Private Driveway • Neat Lawned Rear Garden • Established Borders • Paved Patio • Storage Shed • Gated Side Access

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band C • No Chain • Yoxall St Peters CVC Primary School & John Taylor Catchment Area • All Mains Services

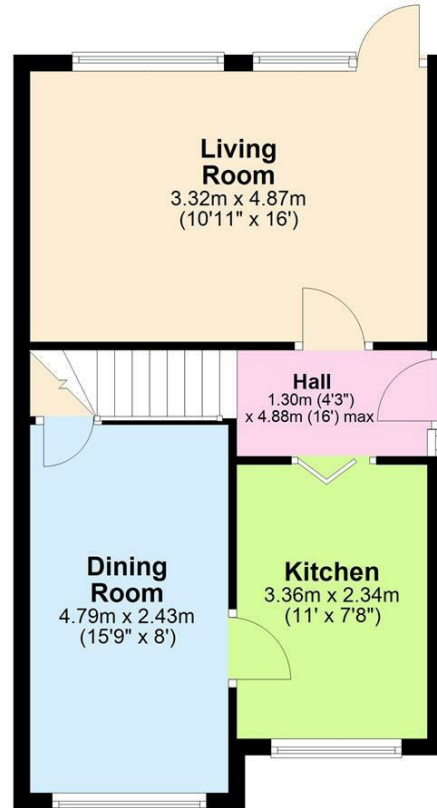






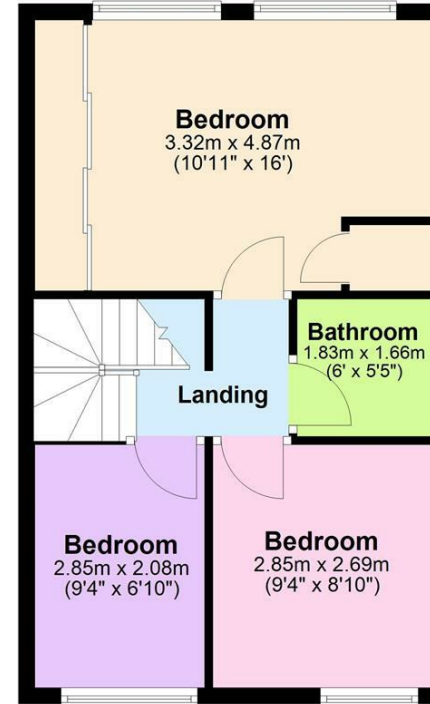
Ground Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 82.1 sq. metres (884.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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