



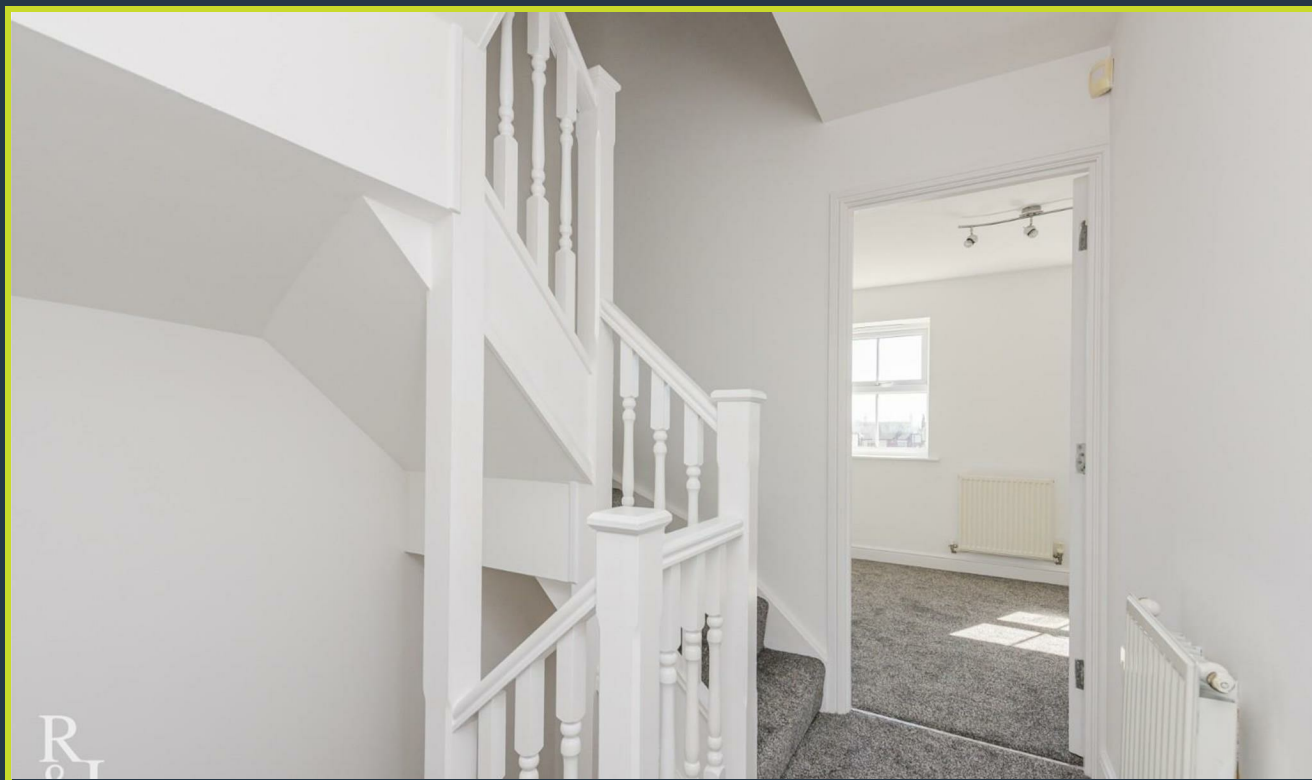
23 Manor School View

Overseal | DE12 6LN | Guide Price £245,000

ROYSTON  
& LUND



- Offers in the Region of £245,000
- 3 Storey 4 Bedroom Townhouse
- Family Bathroom, En Suite And Downstairs WC
- Close To Amenities
- Council Tax Band C
- No Upward Chain
- Kitchen/Lounge/Diner
- Off Road Parking For Two Vehicles
- Rear Enclosed Garden
- Freehold - EPC B





Offers in the Region of £245,000

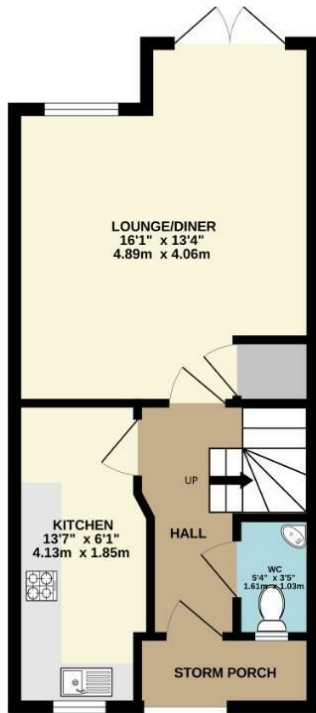
**\*\*No Upward Chain\*\***

When entering the property, you can find the kitchen to your left, this kitchen has plenty of cupboard and work top space which is perfect if you love to cook. At the rear of the property on the ground floor you also have the spacious lounge/Diner which also floods with light thanks to the patio doors which lead out onto the private, low maintenance garden. The ground floor also benefits from a W/C.

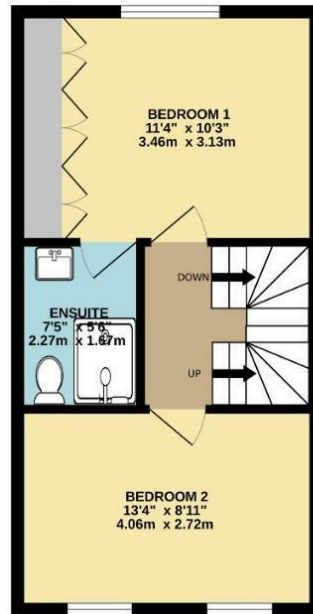
The first floor has the two of the 4 bedrooms, with both being doubles. The principal bedroom is equipped with built in wardrobes and an ensuite with a shower unit. Just across from the principal bedroom you can find the second of the two double bedrooms on this floor. Going up to the Third floor you have two further spacious bedrooms along with the modern family bathroom which has a three-piece suite.



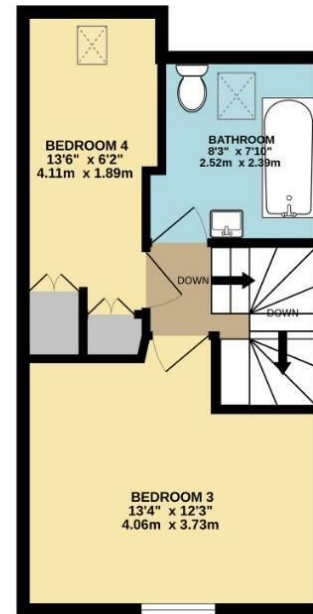
GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### England & 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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

### England & Wales

EU Directive  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON  
& LUND**