



45C Forest View

Overseal | DE12 6GZ | Guide Price £230,000

ROYSTON  
& LUND



- Guide Price £230,000 - £235,000
- High quality finish throughout
- Allocated parking spaces
- Family Bathroom
- Council Tax C
- Two Bedroom House
- EV Charger
- Spacious Lounge
- EPC B
- Freehold





Guide Price £230,000 - £235,000

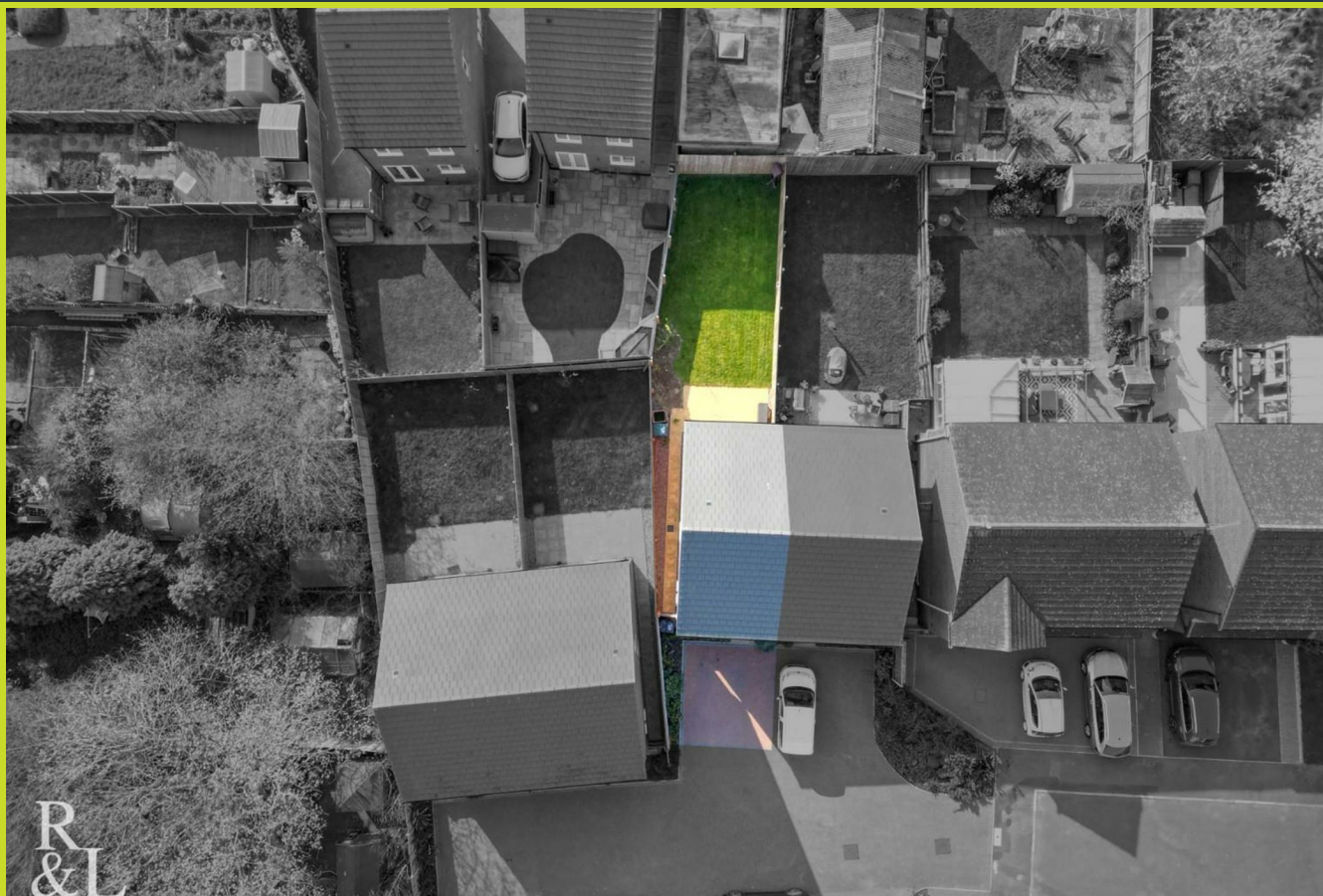
Royston and Lund are delighted to present this two-bedroom semi-detached property to the market. In a lovely Cul-de-Sac location adjacent to National Forest walks and lakes. Built by a small independent builder, with impeccable finish.

The property features a spacious living room, providing a bright and comfortable space for relaxation and entertaining. The modern kitchen is well-appointed with ample space for cooking. The ground floor also benefits from a downstairs WC and useful under-stairs storage.

Upstairs, there are two well-proportioned bedrooms, both offering comfortable accommodation, along with a stylish family bathroom. The second bedroom has built in storage which can be used as a wardrobe.

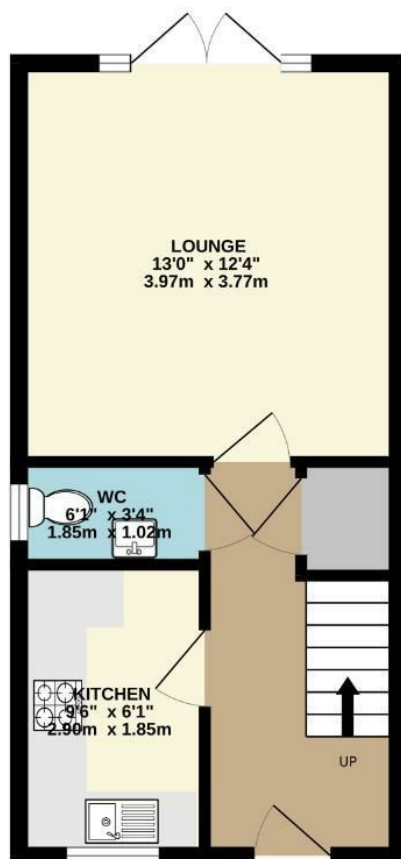
To the rear of the property is a low-maintenance south facing garden, providing a private outdoor space with minimal upkeep required. Parking to the front and additional space's for guests. This property also benefits a EV charger.

Overseal is a well-stocked village with convenience stores, Church and local primary school.

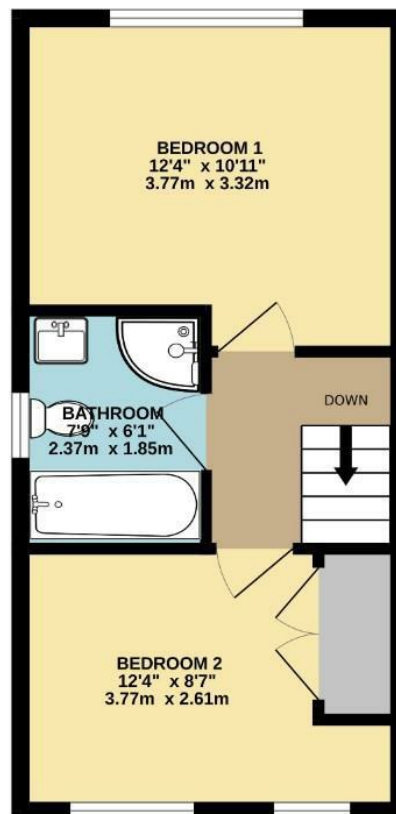




GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 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>97</b>
(81-91) <b>B</b>	<b>83</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 2002/91/EC		

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