



12 Ferny Close

Overseal | DE12 6NU | Guide Price £240,000

ROYSTON
& LUND

- Guide Price of £240,000 - £250,000
- Two Double Bedrooms Including Fitted Wardrobes
- Kitchen with Integrated Appliances
- Contemporary Bathroom
- Driveway with Space for Two Vehicles
- Semi-Detached
- Generous and Open Living Room Space
- South-Facing Garden with Stone Slabbing
- Ground Floor WC
- EPC Rating - B / Council Tax Band - B / Freehold





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This well-presented two-bedroom semi-detached property offers comfortable and contemporary living throughout. Upon entering, the entrance hall leads straight ahead into a generous living room with wall panelling, flooded with natural light and featuring French doors that open directly onto the rear garden, creating a bright and welcoming space.

To the left of the entrance hall is a modern kitchen fitted with neutral cabinetry and laminate wood-effect worktops that complement the matching flooring. The kitchen is well equipped with an integrated induction hob and oven, fridge-freezer, and provides space for a washing machine and/or dryer. A convenient ground-floor WC and useful understairs storage completes the layout of the ground floor.

The first floor comprises two well-proportioned double bedrooms, with the main bedroom benefiting from fitted wardrobes. A sleek, contemporary bathroom serves both bedrooms and completes the upstairs accommodation.

Externally, the rear garden is thoughtfully arranged with smart stone slabbing, a central lawn, a garden shed, and side access via a gated entrance. To the front of the property, there is off-road parking available for two vehicles.

*£200 Annual Maintenance Fee

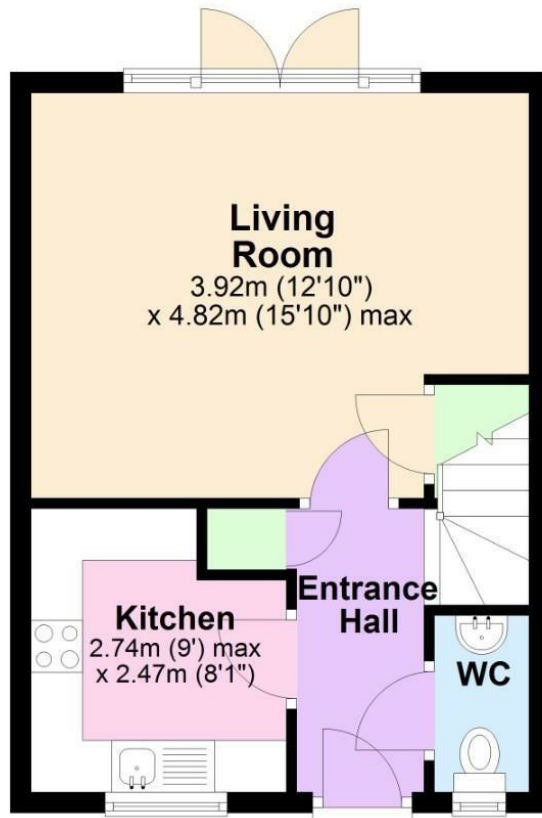
This property is located in the popular village of Overseal, which offers a good range of everyday amenities. The village is served by Overseal Primary School, with further secondary schooling available in nearby Swadlincote and Ashby-de-la-Zouch. Well positioned for commuters, easy access is available via the A444 and A42, connecting to Burton-upon-Trent, Ashby-de-la-Zouch and the M42. Public transport links are available locally, and the surrounding National Forest provides attractive green spaces and walking routes.

For More Information: https://reports.sprift.com/property-report/?access_report_id=4899227



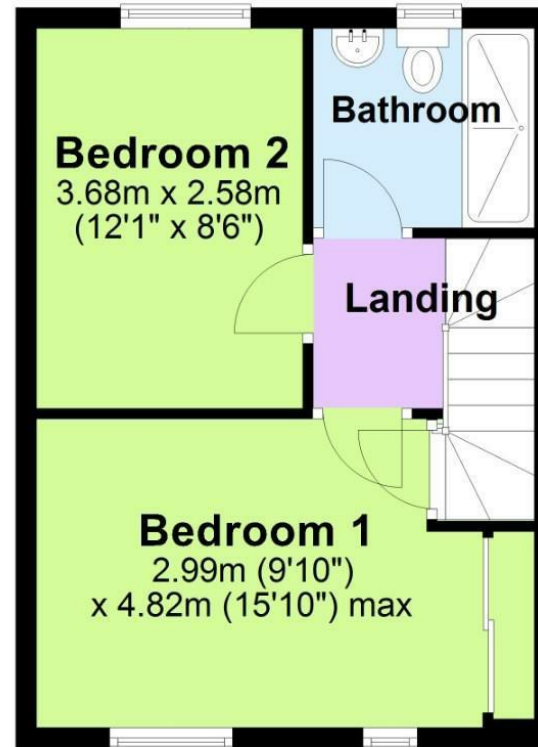
Ground Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



Total area: approx. 65.2 sq. metres (701.6 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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		
England & Wales EU Directive 2002/91/EC		

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