



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





Guide Price of £240,000 - £250,000

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

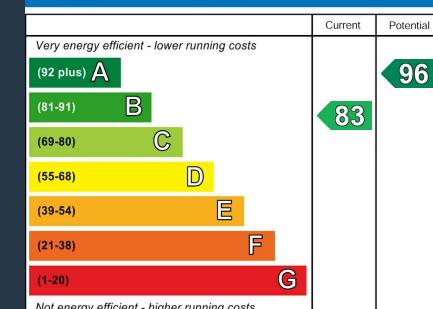
This property is located in the popular village of Overseal, which offers a good range of everyday amenities. The village is served by Overseal Primary School, with further secondary schooling available in nearby Swadlincote and Ashby-de-la-Zouch. Well positioned for commuters, easy access is available 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



EPC

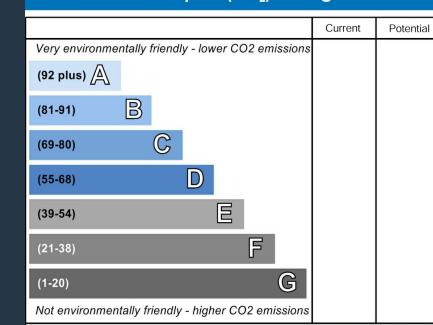
Energy Efficiency Rating



EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

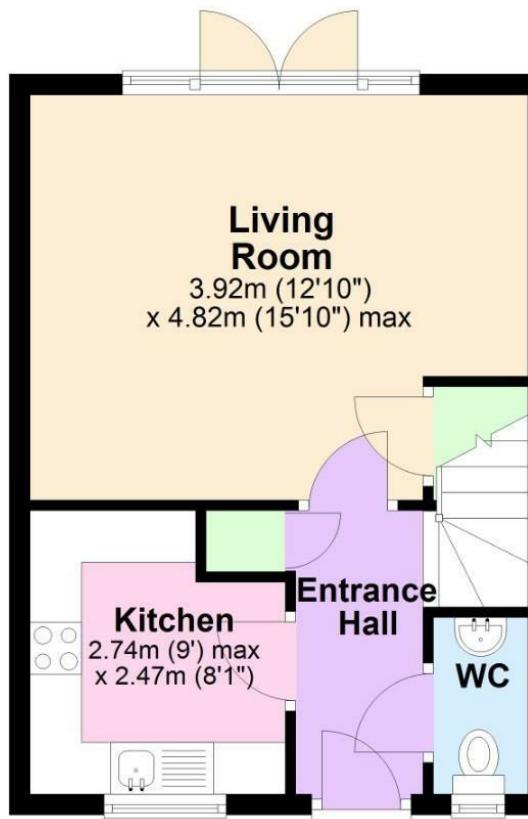


EU Directive 2002/91/EC

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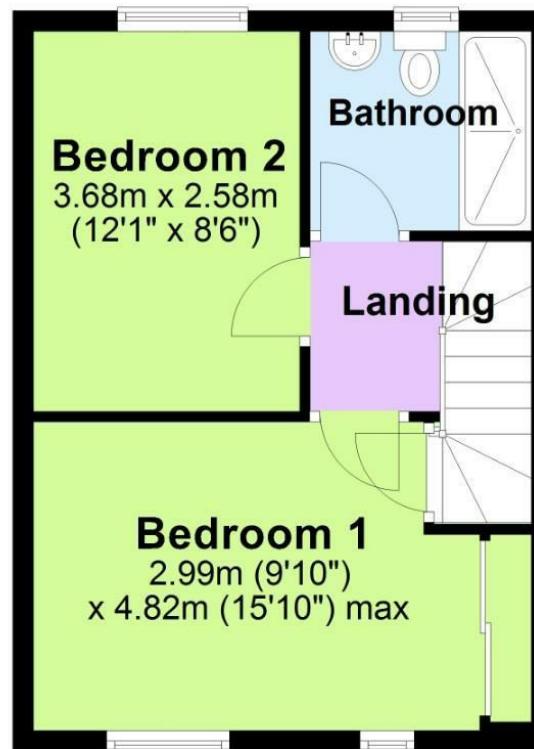
Ground Floor

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)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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