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151 Woodville Road

Overseal | DE12 6LX | Guide Price £210,000

ROYSTON  
& LUND

- Guide Price £210,000 - £220,000
- Beautiful Edwardian Two-Bedroom Semi-Detached Home
- Modernised with Period Features Including Sash Windows.
- Two Generous Reception Rooms, Large Modern Kitchen
- Garden Room with Access to the Rear Garden
- Large Enclosed Rear Garden
- Modern 4 Piece Bathroom with Standalone Roll Top Bath
- Single Garage and Off Street Parking
- Council Tax B // EPC D
- Freehold





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### Beautiful Edwardian Two-Bedroom Semi-Detached Home

A beautifully presented two-bedroom Edwardian semi-detached home, thoughtfully modernised while retaining charming period features including sash windows. Benefitting from a large rear garden, garage, and off-street parking, this property would make an ideal first-time purchase.

The property opens into a spacious, modern kitchen fitted with a range of wall and base units, a built-in oven and hob, and space for additional appliances.

There are two generous reception rooms, both well proportioned. One is currently used as a dining room, while the front living room features a fireplace with a log burner, creating a cosy focal point.

Completing the ground floor is a garden room, providing access to useful storage space, a WC, and the rear garden.

On the first floor, there are two double bedrooms, both offering built-in storage. The accommodation is served by a modern four-piece family bathroom featuring a standalone roll-top bath and separate shower.

Outside, the property boasts a large enclosed rear garden, mainly laid to lawn with a patio area ideal for entertaining. Two sheds are included in the sale, providing excellent outdoor storage. In addition, the property benefits from a single garage and off-street parking for several vehicles.

For More Information; [https://reports.sprift.com/property-report/?access\\_report\\_id=5087548](https://reports.sprift.com/property-report/?access_report_id=5087548)





Total area: approx. 117.2 sq. metres (1261.2 sq. feet)



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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		

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