



Trinity Close

Ashby-De-La-Zouch

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- No upward chain
- Five-minute walk to central Ashby-de-la-Zouch
- Large drive for three cars
- Low maintenance landscaped garden
- Spacious lounge area
- Close to major travel networks
- Situated in a sought after market town
- Well maintained bungalow
- EPC Rating E / Council Tax Band C / Freehold

General Description

Alexanders are delighted to market with no upward chain, this two bedroom bungalow situated within a five-minute walk from central Ashby-de-la-Zouch, a charming and revered market town in North West Leicestershire.

Accommodation

The property has been in the same ownership for over 30 years, and over the years has been well-maintained but is now ready for some internal updating. Currently expect to find; an entrance hall, two bedrooms, a family bathroom, large living room opening up into dining room with a door through to the kitchen.

External

Boasting a generous plot the property offers a large front garden, tandem tarmac driveway providing parking for three cars and access into the attached single garage. There is also a further side garden which allows for huge extension potential, subject to the necessary planning consents. The rear gardens have been landscaped for the ease of maintenance, a paved seating area is accessed directly from the property, with the rest of the garden on a slight slope with steps up to second tier kept private by mature hedgerow.



Location

Market Street is a short walk away boasting a full range of amenities, the historic Bath Grounds and the cricket field is across the road offering lovely walks on your doorstep. With the M42 motorway network giving unrivalled access to Birmingham, Nottingham and Leicester. Birmingham and East Midlands airports are also accessible in under 45 minutes, and London is accessible by rail from nearby Tamworth Station.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

North West Leicestershire District Council, Belvoir Rd, Coalville LE67 3PD (01530 454545). Council Tax Band C.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

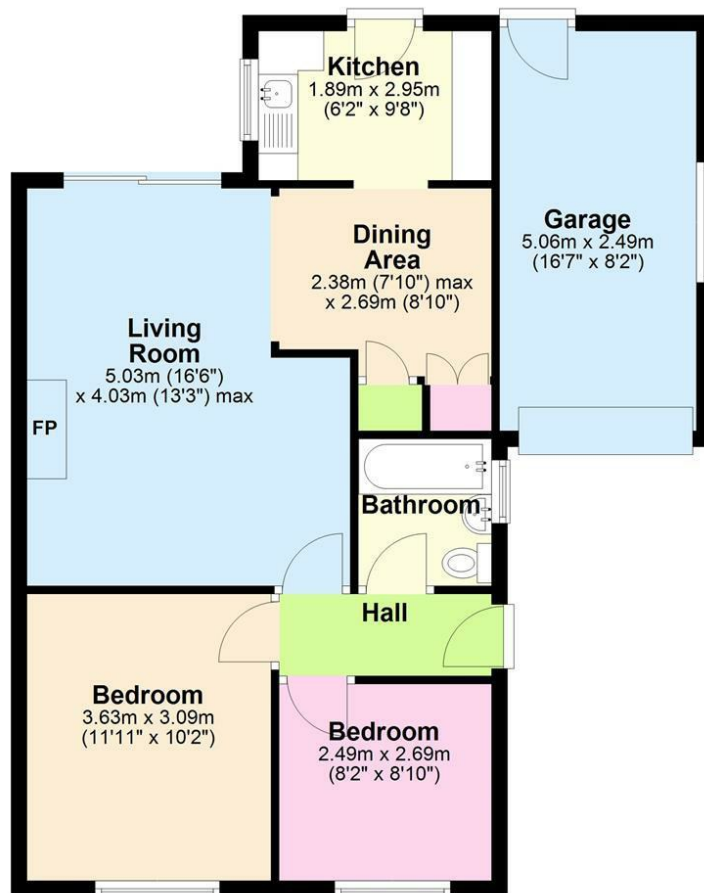
Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



Ground Floor

Approx. 70.2 sq. metres (755.6 sq. feet)



Total area: approx. 70.2 sq. metres (755.6 sq. feet)



Viewing by appointment only

Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.