



Alexanders

Tamworth Road

Ashby-De-La-Zouch

- Stunning two bedroom terrace house
- Thoughtfully and carefully updated
- Unique layout maximising available space
- Living room with beautiful feature fireplace
- Modern kitchen with integrated appliances
- Two spacious bedrooms
- Landscaped garden with seating terraces
- Perfect location on the edge of Market Street
- EPC Rating D / Council Tax Band A / Freehold

General Description

The cottage occupies a prominent position set behind a brick wall with wrought iron fencing and gate leading through low maintenance gardens to the front door.

Accommodation

Over recent years the property has been completely refurbished and upgraded, offering a wealth of charm and character whilst having a modern, light and airy feel throughout. In brief, the accommodation is laid across two floors and comprises two bedrooms, a stylish shower room, sitting room with feature fireplace and inbuilt units, refitted kitchen and wc with space and plumbing for washing machine.

External

To the rear of the property there are landscaped gardens, starting with a paved patio seating area directly to the rear then a path leading to second seating terrace with pergola over. There are also raised sleeper beds to the side and the rest is laid to lawn.



Location

This charming home is positioned a short walk from Ashby's Market Street, boasting a full range of amenities, the historic Bath Grounds and the cricket field are 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.

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.

Tenure

Freehold.

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band A.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services

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

Money Laundering

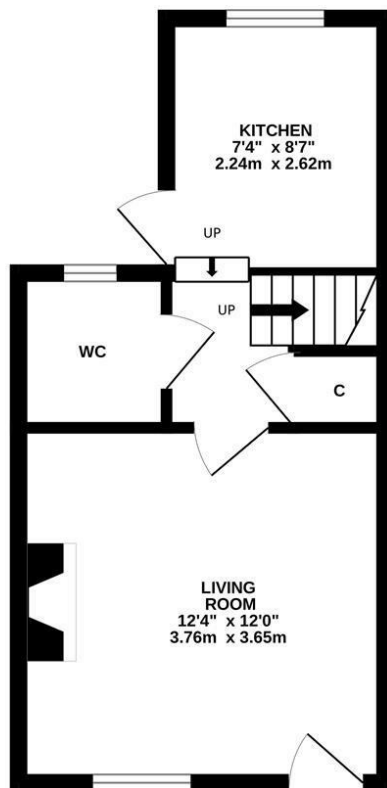
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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

General Note.

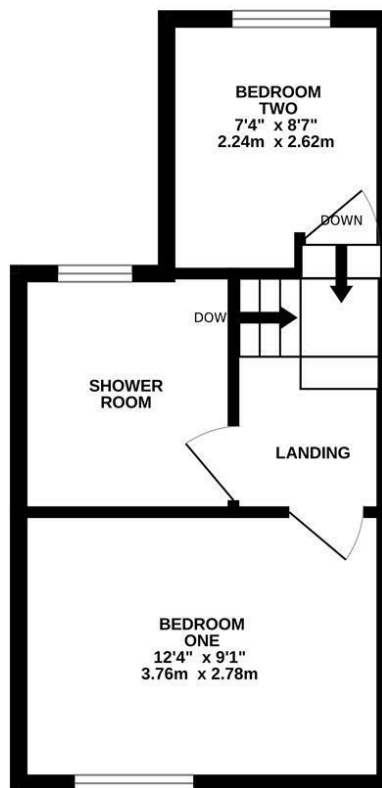
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 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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