



£250,000

2 Bedroom Terraced House for sale

Burton Road Ashby de la Zouch, Leicestershire





Overview

Just a stone's throw from Ashby's town centre and featuring two large double bedrooms and a fantastic home office/studio, complete with tri-fold doors, at the end of the garden, this property is a must see!



Key Features

- Outdoor office room
- Two double bedrooms
- Bathroom and downstairs toilet
- Close to Town
- Log burner fireplaces
- Two reception rooms
- Close to schools
- Council Tax A





This delightful two-bedroom terraced property offers an exceptional blend of comfortable living and modern convenience, all within a stone's throw of Ashby's vibrant town centre. Perfectly suited for a professional couple or a small family, this home provides a rare opportunity for a ready-to-move-in lifestyle in a prime location.

At the front of the property is a paved area with some small shrubs and a slated area. A handy porch offers a place to hang coats and store shoes whilst the ground floor has two versatile reception rooms, currently configured as a cozy living room and a separate dining room. Each room features a charming fireplace with a log burner, creating a warm and inviting atmosphere that's perfect for both relaxing evenings and entertaining guests. This layout offers flexible space that can be adapted to suit the family's needs. The galley kitchen is a practical and functional space, leading to a convenient downstairs toilet, which houses the boiler, and a space for a shelving unit for extra storage, ensuring all your daily necessities are close at hand.

Upstairs, there are two spacious double bedrooms, one with a built-in cupboard and the other with plenty of space for a large wardrobe. The family bathroom, which is directly accessible from the main bedroom, creates a private en-suite feel whilst also being available to the second bedroom, offering a highly practical and convenient layout.



From the kitchen, there is access to the back garden, initially via a gated area which is ideal for storing bins. A shared path crosses at the back of the property and a path leads up to the private garden, which offers a low maintenance space. The highlight of this space is the exceptional home office, a superb addition with tri-fold doors that open up the room and connect it to the garden. This versatile, well-insulated space offers endless possibilities; it can be a tranquil office for working from home, a studio or a cozy hideaway for a separate living space, allowing for a seamless transition between indoor and outdoor living. There are several streets nearby that could be used to park cars and still be within walking distance of the property.

Being located on Burton Road means the Town Centre is just a short walk away. The bustling town centre is rich with independent shops, delightful cafes, restaurants, and traditional pubs.

Agent's notes:

Tenure - Freehold

EPC – D

Council Tax - A

Property construction – Standard construction - Brick

Electricity supply – Mains – Utility Warehouse

Gas supply – Mains – Utility Warehouse

Water supply – Mains - Severn Trent

Sewerage – Mains - Severn Trent

Parking – N/A - The current owners have no problems parking down side streets close to the property but there is no designated parking.

Signal strength - (Out of 4) EE: 3, Three: 3, O2: 4, Vodafone: 3

Broadband provider - Utility Warehouse

Broadband coverage - 1800

Flood risk: N/A

Building safety - N/A

Restrictions - N/A

Shared contributions - N/A

Rights and easements – N/A

Coastal erosion risk - N/A

Changes to the property - N/A

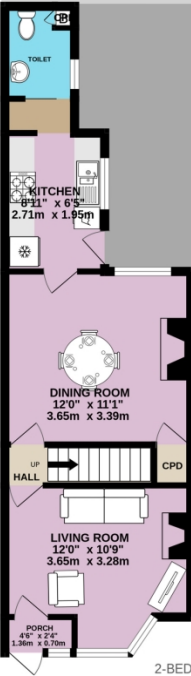
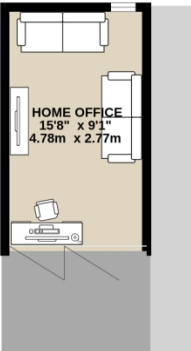
Planning permissions - N/A

Accessibility/adaptations - N/A

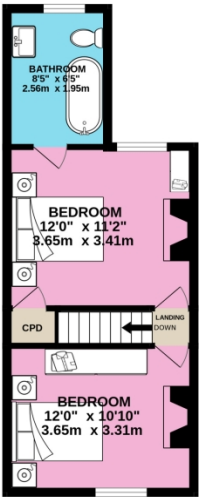
Coalfield or mining area – N/A

Floorplans

GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



2-BED TERRACED

TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.

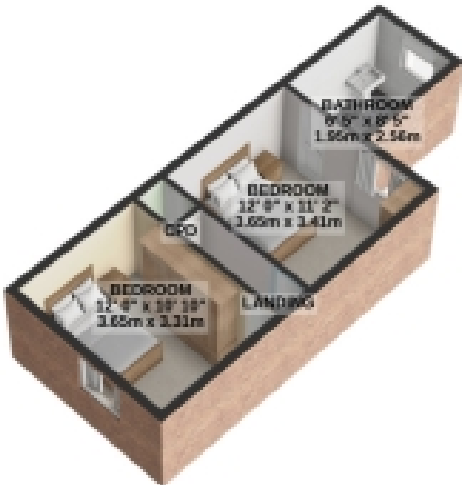
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Ashby de la Zouch

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