



£275,000

3 Bedroom Terraced House for sale

Kilwardby Street Ashby-de-la-Zouch, Leicestershire



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SALES AND LETTINGS



## Overview

Sold with no upward chain, this charming 3-bed terrace in Ashby offers period charm with a log burner and feature chimney breasts. It has a spacious cellar and a generous garden. All this is just a short stroll from the vibrant town centre.



## Key Features

- No upward chain!
- Town centre location
- 3 double bedrooms
- Two reception rooms
- Generous garden
- 4 piece bathroom suite
- Character features
- Cellar for extra storage







Sold with no upward chain! This beautiful terraced property on Kilwardby Street offers a wonderful blend of period charm and modern practicality, all within easy walking distance of Ashby's vibrant town centre. Perfectly suited for a family seeking character and convenience, this home is a true gem.

The ground floor features a spacious living room, which is a bright and welcoming space thanks to a stunning bay window that floods the room with natural light. A striking log burner creates a cozy and inviting atmosphere. The separate dining room retains its unique character with an exposed beam across the old fireplace, making it an ideal space for formal meals or entertaining. The kitchen is a separate, well-equipped space with ample cupboards, an oven, a sink, and under-counter space for your appliances. From the kitchen, you can access the spacious and versatile cellar, perfect for additional storage, as well as a backdoor leading out to the generous garden.

The first floor provides two of the home's double bedrooms. Both rooms are a great size and feature a chimney breast, adding a touch of classic charm. The four-piece bathroom suite on this floor is well-appointed with a separate shower cubicle and bath. A convenient boiler cupboard and a further cupboard on the landing provide excellent storage solutions. The second floor is dedicated to the final double bedroom, a private space with a lovely skylight that fills the space with light.



The front of the property has a low-maintenance, slated front garden with steps leading up from the pavement. The rear of the home opens up to a generous, private garden. A paved area provides a practical space for bin storage and convenient access from the side alley. Steps lead from here up to a well-maintained lawned area, bordered by mature shrubs, trees, and other plants that provide a splash of colour and privacy. At the top of the garden, a raised decking area provides the perfect spot for outdoor dining, entertaining, or simply relaxing in the sun.

Situated in the heart of Ashby, this property offers an exceptional lifestyle. The

bustling town centre is a short stroll away, offering a rich selection of independent shops, cafes, diverse restaurants, and traditional pubs. Enjoy a peaceful walk in the picturesque Bath Grounds, or explore the historic Ashby de la Zouch Castle.

Agents Notes:

\*Please note that some of these photos have been digitally staged for illustrative purposes

Tenure - Freehold

EPC – E

Council Tax - A

Property construction – Standard construction - Brick

Electricity supply – Mains – EDF

Gas supply – Mains – EDF

Boiler installed - Installed June 2021, serviced June 2024

Water supply – Mains - Severn Trent

Sewerage – Mains - Severn Trent

Parking – On street parking (no permit required)

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

Flood risk: N/A

Building safety - N/A

Restrictions - N/A

Shared contributions - N/A

Rights and easements - Two houses to the left have access over the rear pathway, and the house comes with access rights to the rear and side of number 32 Kilwardby Street.

Coastal erosion risk - N/A

Changes to the property - Roof re tiled in March 2023. Boiler replaced in June 2021 - still under warranty.

Planning permissions - N/A

Accessibility/adaptations - N/A

# Floorplans

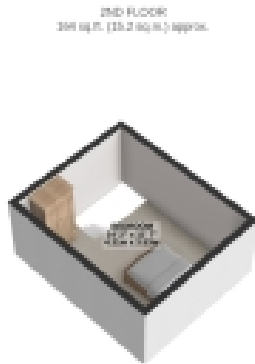
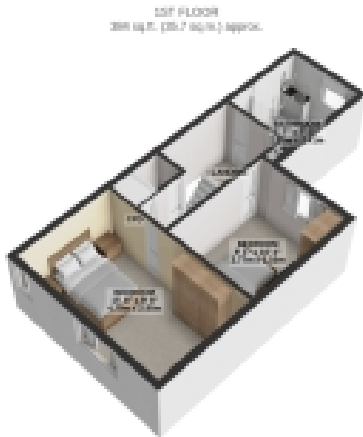
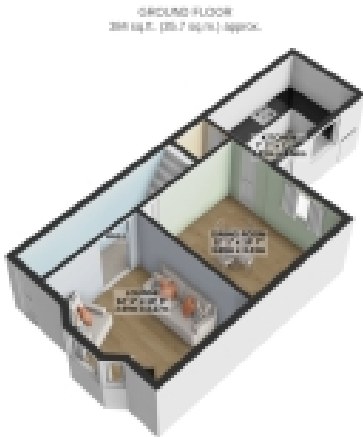
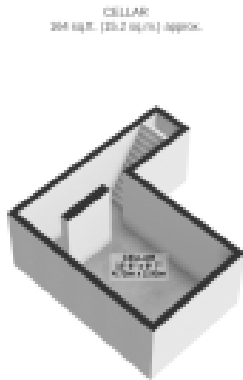


3-BED TERRACED

TOTAL FLOOR AREA : 1096 sq.ft. (101.8 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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# Floorplans



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Marketed by EweMove Ashby de la Zouch

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