



44 Ashby Road

Woodville | DE11 7BY | Guide Price £120,000

ROYSTON
& LUND

- Guide Price Range £120,000 - £130,000
- Requires Work Throughout
- Lounge
- Bathroom/WC
- Freehold - EPC Rating TBC
- Semi-Detached House In Woodville
- Two Bedrooms
- Kitchen With A Range Of Units
- Generous Plot With A Driveway
- Council Tax Band A





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Royston & Lund are pleased to present this traditional style semi-detached house to the market. The property requires cosmetic attention throughout but is full of potential from top to bottom. It is situated in Woodville which is a short drive away from an array of amenities including Ashby-de-la-Zouch, Swadlincote Woodlands & Park and commuting links via the A42.

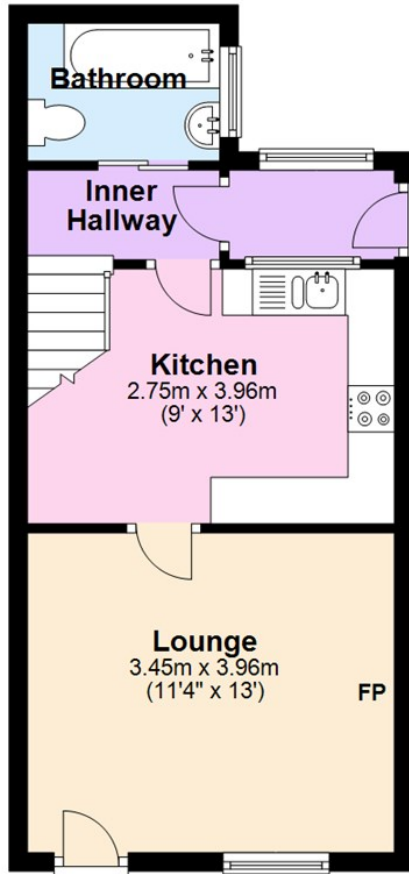


Upon entering the property via the side door you are greeted by a hall which provides access to the accommodation throughout. To the front there is the reception room which is nicely-sized with a window to the front elevation. The kitchen includes a range of units which provide ample storage. Lastly, to the ground floor there is a bathroom with a three piece white suite.

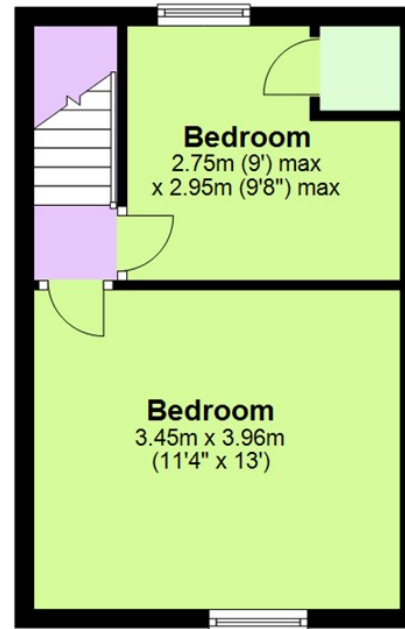
To the first floor there are two bedrooms. The main bedroom is situated to the front and is an excellent sized double.

Outside, the property lies on a generous plot with a large garden consisting of lawn and various plants/shrubs. To the front there is a driveway for up to two cars.

Ground Floor
Approx. 32.5 sq. metres (349.4 sq. feet)



First Floor
Approx. 24.9 sq. metres (268.5 sq. feet)



Total area: approx. 57.4 sq. metres (617.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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