

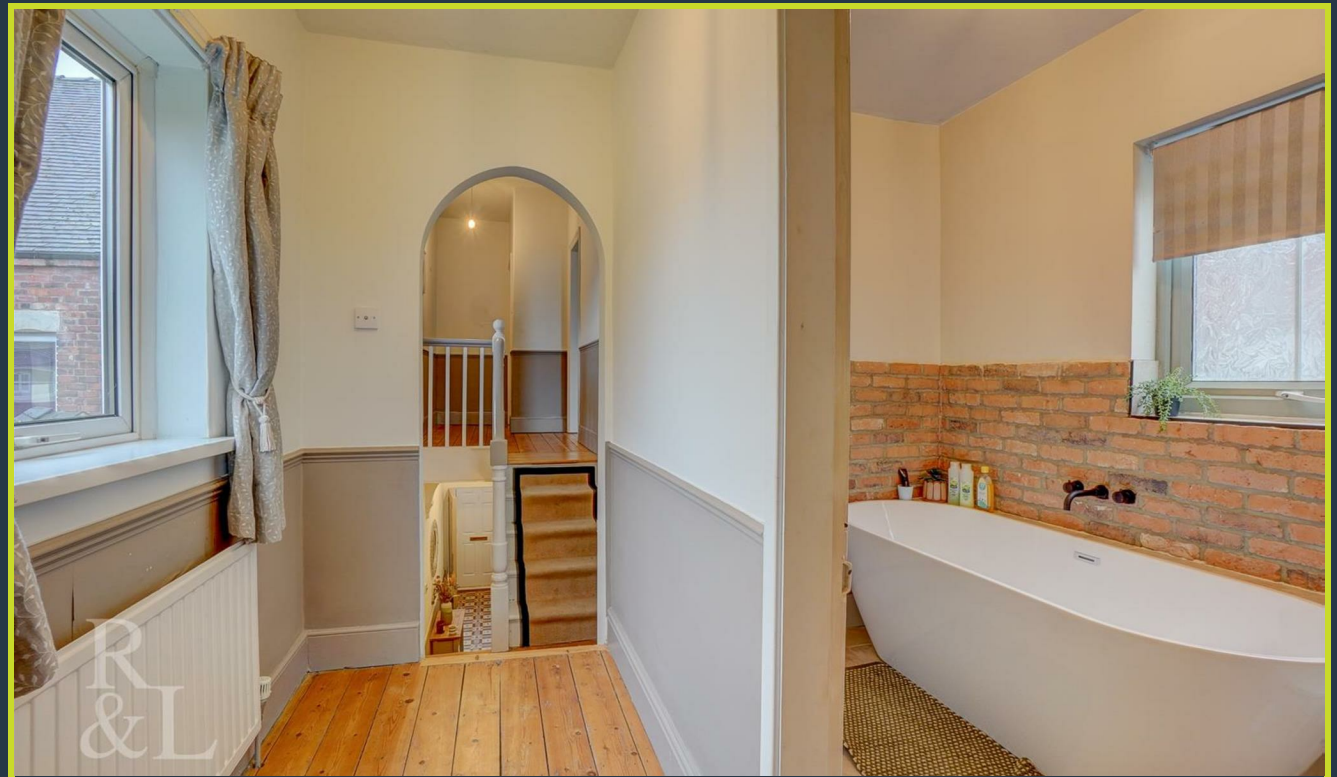


54 Tamworth Road

| LE65 2PT | Guide Price £350,000

ROYSTON
& LUND

- Guide Price £350,000 to £370,000
- Minton Tiled Flooring
- Landscaped Gardens
- Kitchen Breakfast Room
- EPC Rating E
- Three Double Bedrooms
- Two Reception Rooms
- Two External Stores
- Prime Location
- Council Tax Band B





Guide Price £350,000 to £370,000

A wonderful Victorian end Terrace three double bedroom home situated in Ashby de la Zouch bursting with period features throughout, such as Minton tiled flooring, original style fireplaces and ceiling roses.

Entering into the hallway we have access into both reception rooms, kitchen and stairs to both the first floor and cellar. The lounge features a bay window and fireplace, while the dining room also benefits from a feature fireplace. The kitchen breakfast room benefits from a range master oven, dishwasher, washing machine and a Belfast sink.

To the first floor there are three well proportioned double bedrooms, an en-suite shower room off the main bedroom and a separate three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

To the front there is a small walled landscaped garden with mature shrubs and secure gated access down the side. To the rear there is a sectioned garden and the main part of the garden has again been landscaped with the addition of a play area towards the end. Off to the right hand side there is a triangular section of garden that the current owner has created a space for vegetable boxes and there are two external stores.



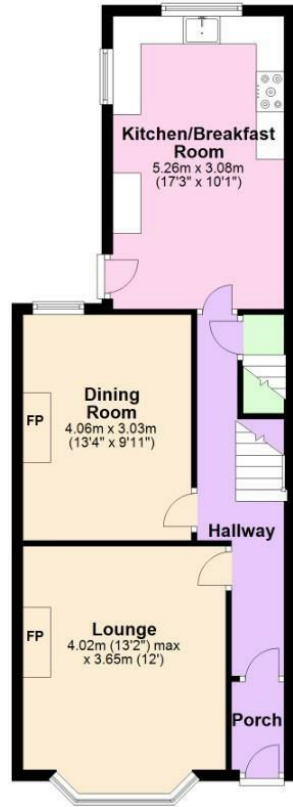


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(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	

Ground Floor

Main area: approx. 55.3 sq. metres (595.0 sq. feet)
Plus outbuildings: approx. 17.7 sq. metres (190.4 sq. feet)



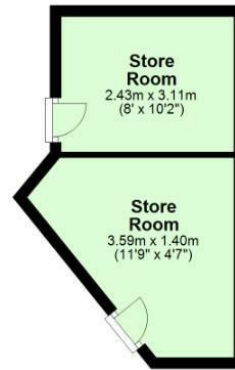
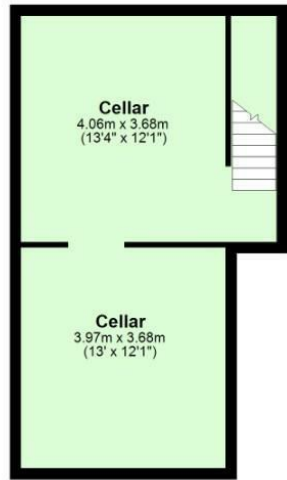
First Floor

Approx. 54.9 sq. metres (591.2 sq. feet)



Basement

Approx. 33.6 sq. metres (361.7 sq. feet)



Main area: Approx. 143.8 sq. metres (1548.0 sq. feet)

Plus outbuildings: approx. 17.7 sq. metres (190.4 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.

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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