



40 Tamworth Road

| LE65 2PR | Offers In The Region Of £190,000

ROYSTON
& LUND

- Offers In The Region Of £190,000 NO CHAIN!
- Generous Rear Garden
- Two Bedrooms
- Modern Shower Room/WC - Downstairs
- EPC Rating F
- Mid Terraced Cottage
- Amenities Nearby
- One Reception Room
- Freehold
- Council Tax Band A





Royston & Lund are pleased to present this charming mid-terraced cottage with NO CHAIN located on Tamworth Road in the historic market town of Ashby-De-La-Zouch. This delightful property boasts a cosy reception room, two bedrooms, and a modern shower room, making it an ideal choice for first-time buyers looking for a comfortable and inviting home.

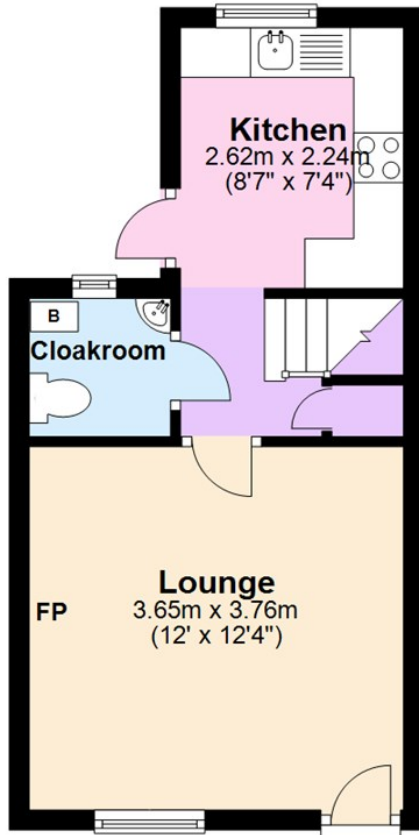
Situated in a prime location, this cottage is central to plenty of amenities, ensuring convenience and ease of access to everything you need. The two well-appointed bedrooms are complemented by the stylish shower room which includes a walk-in shower.

One of the highlights of this property is the stunning rear garden, providing a tranquil outdoor space. It includes a patio area, lawn, plants/shrubs and a pergola which is ideal for garden furniture.

Don't miss the opportunity to make this characterful cottage your own. Contact us today to arrange a viewing and take the first step towards owning your dream home in Ashby-De-La-Zouch.



Ground Floor
Approx. 25.4 sq. metres (273.5 sq. feet)



First Floor
Approx. 25.8 sq. metres (277.6 sq. feet)



Total area: approx. 51.2 sq. metres (551.1 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	67	
(55-68) D		
(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		

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