



2 Birch Road

| LE65 1FW | Asking Price £279,950

ROYSTON
& LUND

- Three Storey End Townhouse
- Ample Off Street Parking + Single Garage
- En-Suite and Dressing Area to Main Bedroom
- Close To Centre Of Ashby
- EPC Rating TBC - Freehold
- Three Bedrooms
- Integrated Kitchen + Downstairs WC
- West Facing Rear Garden
- Good Transport Links For M42
- Council Tax Band D





Royston and Lund are delighted to offer to the market this conveniently located three bedroom townhouse near the centre of Ashby de la Zouch. The property has ample off street parking towards the rear, as well as a garage and has a lovely children's play area just over the road. Situated within close proximity of Market Street and with fantastic access straight onto the M42.



Entering into the hallway that benefits from built in storage and a downstairs WC, there is access into the lounge/diner, kitchen and stairs to the first floor. The kitchen benefits from a range of fully integrated appliances including a fridge/freezer, oven, hob, extractor fan, washing machine and a dishwasher.

To the first floor there are two bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. To the second floor we have the main bedroom that has a separate dressing area and an en-suite shower room.

At the rear of the property there is a westerly facing garden with a patio area, lawn, mature shrubs and fenced boundaries with secure gated access to the parking area and garage.



EPC

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

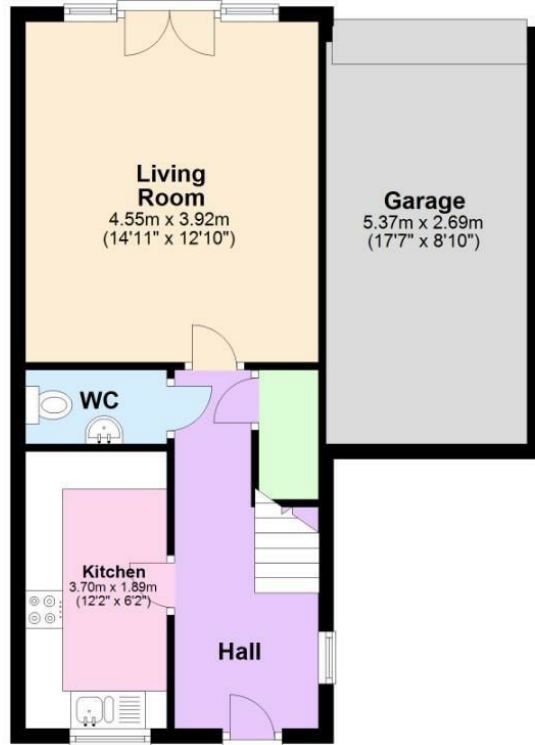
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC

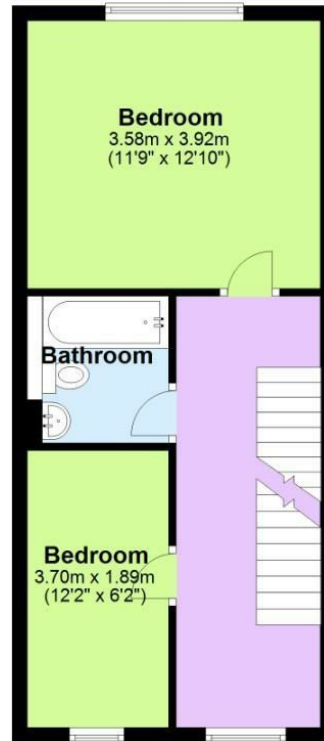
Ground Floor

Approx. 52.0 sq. metres (559.7 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



Second Floor

Approx. 30.9 sq. metres (332.9 sq. feet)



Total area: approx. 120.1 sq. metres (1292.3 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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