



43 Wood Street

| LE65 1EL | Guide Price £180,000

ROYSTON
& LUND

- Guide Price £ 180,000 - £ 190,000
- Spacious Lounge Ideal For Relaxing Or Entertaining Guests
- Generous 734 Sq Ft Of Comfortable Living Space
- Chain-Free Property For A Smoother, Quicker Purchase Process
- Freehold - EPC Rating E
- Charming Terraced Cottage Located On Wood Street, Ashby-De-La-Zouch
- Two Cosy Bedrooms And A Well-Appointed Bathroom
- Allocated Parking For Two Vehicles Ensures Convenience
- Walking Distance To Shops, Cafes, And Local Amenities
- Council Tax Band B





Guide Price £180,000 - £190,000 *No Chain*

Welcome to this charming terraced cottage located on Wood Street in the picturesque town of Ashby-De-La-Zouch. This delightful property boasts a spacious lounge, perfect for relaxing or entertaining guests. With two cosy bedrooms, a well-appointed bathroom, and a generous 734 sq ft of living space, this cottage offers a comfortable and inviting atmosphere.

One of the standout features of this property is the allocated parking for two vehicles, ensuring convenience and ease for homeowners with cars. Additionally, the absence of a chain means a smoother and quicker process for those looking to make this cottage their new home.

Situated within walking distance to the high street, residents can enjoy easy access to a variety of shops, cafes, and amenities. The shared enclosed garden with the neighbouring property at number 41 provides a lovely outdoor space to enjoy some fresh air.

Don't miss out on the opportunity to own this lovely cottage in a sought-after location. Contact us today to arrange a viewing and envision yourself living in this wonderful home on Wood Street.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

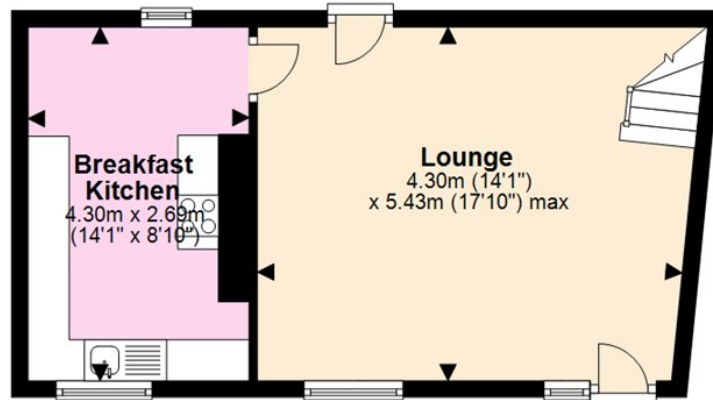
Environmental Impact (CO₂) Rating

	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

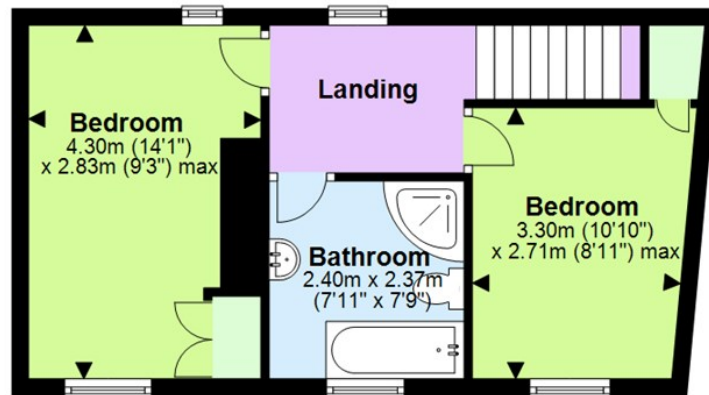
Ground Floor

Approx. 34.6 sq. metres (371.9 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



Total area: approx. 69.0 sq. metres (743.2 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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