



18 Tudor Close

| LE65 1TZ | Offers In The Region Of £220,000

ROYSTON
& LUND

- Offers In The Region Of £220,000
- Cul-de-Sac Location
- Spacious Lounge/Dining Room
- Downstairs WC - Bathroom
- Garage Located In Communal Block
- End Terraced House
- Two Double Bedrooms
- Modern Kitchen
- Front & Rear Garden
- Freehold - EPC Rating D - Council Tax Band B





Offers in the Region of £220,000

Royston & Lund are pleased to present this two bedroom end-terraced house situated in a quiet cul-de-sac in Ashby-de-la-Zouch. Ashby-de-la-Zouch offers shops, restaurants, a leisure center, historic sites, excellent schools, parks, a golf course, and community events, making it a vibrant, well-rounded town.

In brief, the property comprises of a spacious lounge/dining room, modern kitchen with fitted units and a downstairs WC.

To the first floor there are two double bedrooms which are complemented by the bathroom which features a three piece suite including a WC, bath with an overhead shower and a pedestal wash basin.

Outside, there are well-maintained front and rear gardens. There is also a garage situated within a communal block.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

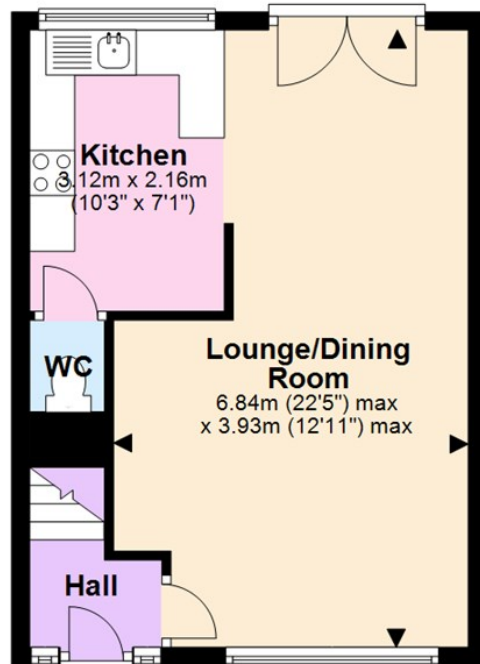
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

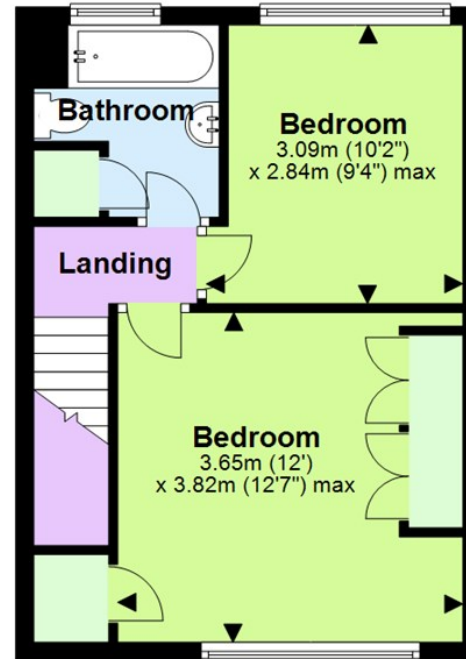
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Ground Floor
Approx. 33.2 sq. metres (357.8 sq. feet)



First Floor
Approx. 32.5 sq. metres (350.0 sq. feet)



Total area: approx. 65.8 sq. metres (707.8 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.

ROYSTON & LUND