



17 Woodside

| LE65 2NJ | Guide Price £210,000

ROYSTON
& LUND

- **Guide Price of £210,000 to £220,000**
- Three Bedrooms
- Off Road Parking
- Prime Location In The Market Town Of Ashby De La Zouch
- Council Tax Band C
- Semi Detached
- Great Renovation Project
- Front & Rear Gradens
- Freehold
- EPC Rating D





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Royston & Lund are delighted to present this three bedroom extended semi detached home in Ashby-de-la-Zouch. In need of modernisation this property is sold with vacant possession.

Entering into a good sized hall you have doors to all the ground floor rooms, storage cupboard and stairs leading to the first floor.

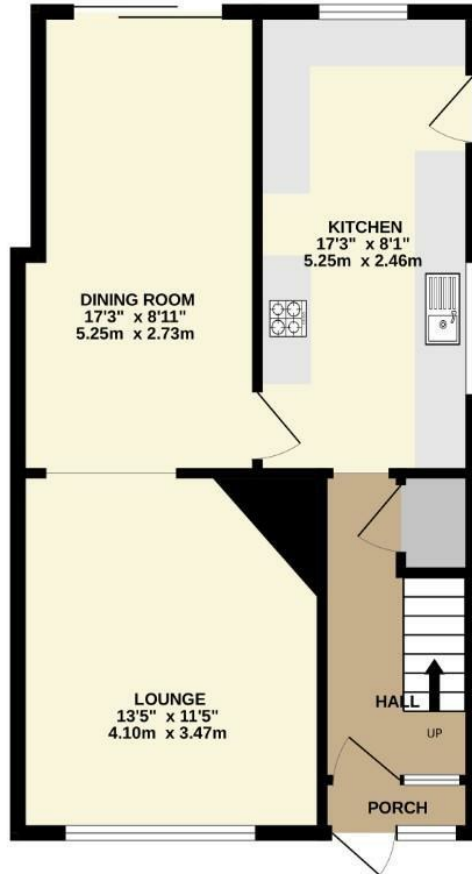
The home has been extended the full entirety of the ground floor across the back adding space to the dining room and the kitchen. Sliding doors lead to the garden.

The home has a side covered storage area that gives access from the front to the rear garden. It has ample parking to the front and rear and a good sized front garden.

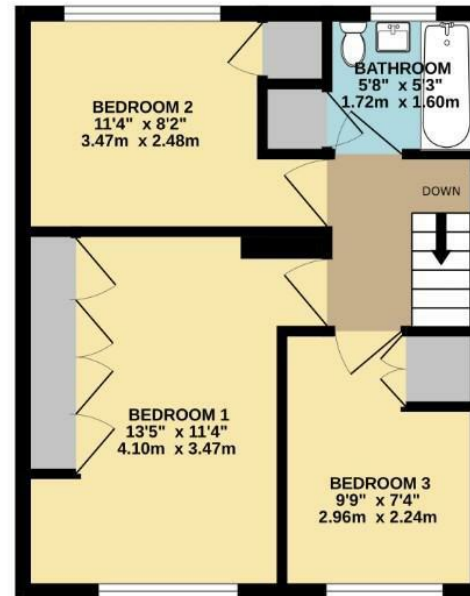
Upstairs has three bedrooms and bathroom.



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		

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