



7 Churchside Walk

| LE65 2FG | Guide Price £260,000

ROYSTON  
& LUND



- Guide Price £260,000 - £270,000
- Traditional Kitchen
- Velux Windows
- Designated Parking adjacent to the Courtyard
- Council Tax Band - B
- Freehold
- Open-Plan Ground Floor
- Both Bedrooms En-suite Bathrooms
- Ground Floor WC
- EPC Rating - C







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Royston and Lund are delighted to bring to the market this two bedroom mid-terrace property, in the heart of Ashby De La Zouch

Stepping through the front door, you're welcomed by a bright and open-plan ground floor, complete with fresh laminate flooring that flows seamlessly through the space. Toward the rear, a charming kitchen boasts tasteful tiled flooring and matching wall tiles, complemented by classic wooden cabinetry, a Velux window for natural light, and sleek spot lighting for a modern finish. A convenient ground-floor WC adds to the practicality of the layout.

Upstairs, you'll find two well-appointed bedrooms, each benefiting from their own en-suite bathrooms and additional Velux windows that enhance the sense of space. High ceilings throughout the first floor further amplify the airy, open feel of the home.

Outside, a private rear courtyard provides a quiet spot to relax or entertain, while allocated parking ensures added convenience.

With its fresh interior, modern amenities, and prime location near central Ashby-de-la-Zouch, this is an ideal opportunity for first-time buyers, downsizers, or investors alike.





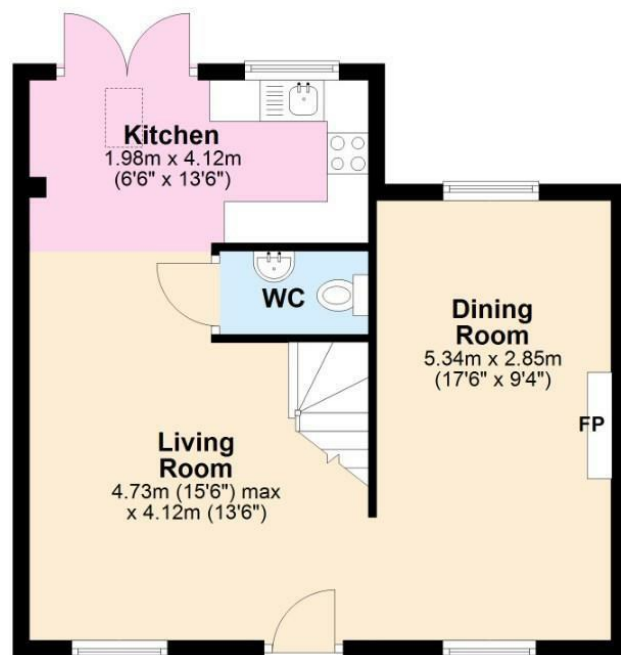
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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## Ground Floor

Approx. 43.8 sq. metres (472.0 sq. feet)



## First Floor

Approx. 37.8 sq. metres (407.0 sq. feet)



Total area: approx. 81.7 sq. metres (879.0 sq. feet)

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