

7 Churchside Walk |LE65 2FG | Offers In The Region Of £250,000 ROYSTON & LUND

- Offers in the Region of Open-Plan Ground £250,000
  - Floor
- Traditional Kitchen
- Both Bedrooms Ensuite Bathrooms
- Velux Windows
- Ground Floor WC
- Designated Parking adjacent to the
- EPC Rating C
- Courtyard
- Council Tax Band B
  Freehold





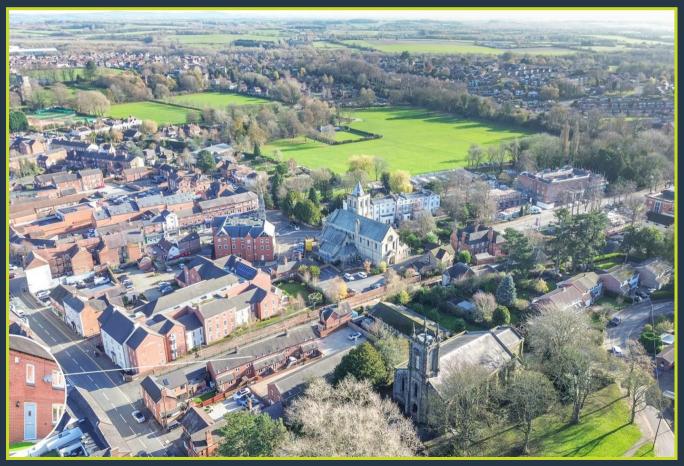












## Offers in the Region of £250,000 NO UPWARD CHAIN!

This delightful town house is a stone's throw away from the Market Town of Ashby-de-la-Zouch. Ideally located for amenities and also benefits from two en-suites. Originally built by Lychgate Homes.

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.

Maintenance Fee £20 PCM Increasing to £25 PCM from 1st January 2026



## First Floor Approx. 37.8 sq. metres (407.0 sq. feet)



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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



naea | propertymark



## EPC

