



4 Roedean Close, Ashby de la Zouch, Leicestershire, LE65 2QJ

HOWKINS &
HARRISON

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Ashby de la Zouch,
Leicestershire, LE65 2QJ

Asking Price: £225,000

Ideal for first time buyers or an investment opportunity. Situated within walking distance of Ashby town centre and well presented throughout is this three bedroom family home which really must be seen to be truly appreciated. Briefly comprising of a generous reception lounge, kitchen/dining room, three bedrooms and a family bathroom. Externally there's front and rear gardens whilst the property also benefits from off road parking and a single garage.

Features

- Modernised three bedroom family home
- Within walking distance of the town centre
- Modern fitted dining kitchen
- Generous reception lounge
- Private, enclosed rear garden
- Off street parking and single garage



Location

The historic market town of Ashby de la Zouch has links back to Roman times. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations beyond and Nottingham East Midlands Airport at Castle Donington.

The town boasts a wealth of main brand high street shops, banks and building societies, together with boutique shops offering a selection of shopping opportunities. Popular schooling includes four primary schools, middle school and Ashby School with associated sixth form and boarding facilities.



Ground Floor

A Upvc door gives access into the entrance hallway which in turn leads to the front reception room and a traditional staircase leading to the first floor landing. To the front elevation is a generous reception lounge and stretching across the rear is a modern fitted kitchen providing worktop space and fitted storage units whilst still allowing room for a number of freestanding appliances.

First Floor

The staircase rises from the entrance hallway up to the first floor landing and from there all three bedrooms and family bathroom can be accessed. To the rear is the double principal bedroom and a fitted three piece family bathroom. Overlooking the front elevation is a good sized double bedroom alongside the final third room.

Outside

Externally the property has off street parking in the form of a single driveway whilst also benefitting from a single garage, whilst to the rear is a private enclosed rear garden with patio area ideal for entertaining.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

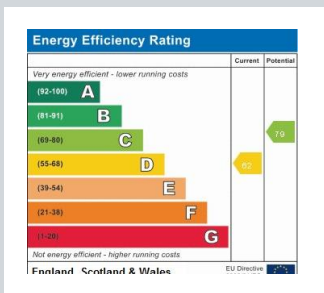
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - 01530 454545

Council Tax

Band - B



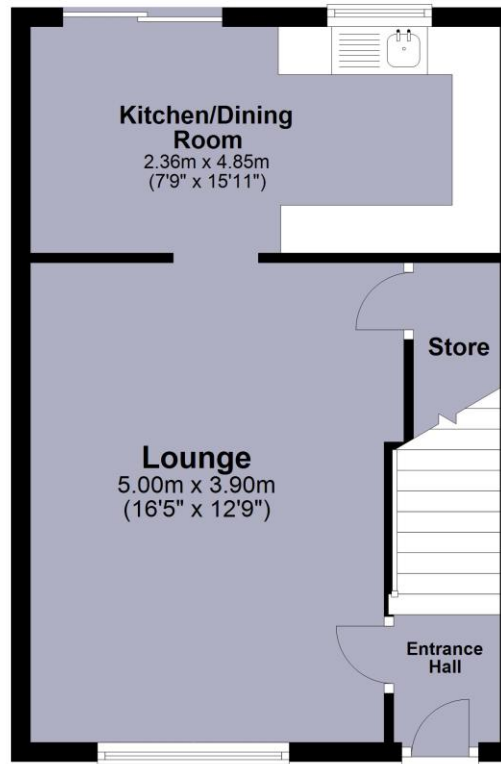
Howkins & Harrison

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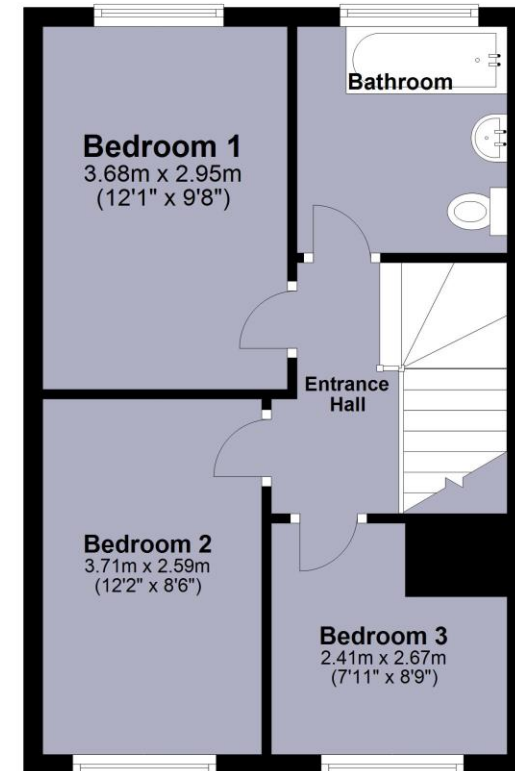
Ground Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 75.2 sq. metres (809.4 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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