



16 Tamworth Road, Ashby-De-La-Zouch, LE65 2PR

Guide Price £189,000

Located within the heart of Ashby town centre, and finished to a high standard throughout. This two bedroom property would make the ideal first home or investment opportunity. Internally the property briefly comprises a good sized living/dining room, fitted breakfast kitchen, three piece bathroom and two double bedrooms. Outside you will find a landscaped rear garden and off road parking to the rear.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930

Email ashbyproperty@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

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 Midland 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.

ACCOMMODATION DETAILS - GROUND FLOOR

From the front elevation the property is accessed via a traditional entrance porch which in turn leads into a well presented reception lounge with feature fireplace. Moving through the property a door to the back of the living room gives access into a modern fitted breakfast kitchen that incorporate a range of floor and wall mounted units whilst still allowing space for freestanding white goods. To complete the ground floor living accommodation is a three piece family bathroom.

FIRST FLOOR

Stairs rise from the ground floor and up onto the first floor landing where both bedrooms can be found. The principal bedroom overlooks the front elevation and is a generous double, bedroom two is another double room and offers views over the rear garden.

OUTSIDE

Externally the property has access to it's own private and low maintenance rear garden, a decked seating area provides the perfect space for outdoor entertaining. In addition there's also off street parking that can be found to the rear.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison Tel:01530-410930 Option 1

Local Authority

North West Leicestershire District Council -Tel:01530-454545

Council Tax

Band - A

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.

Additional Services

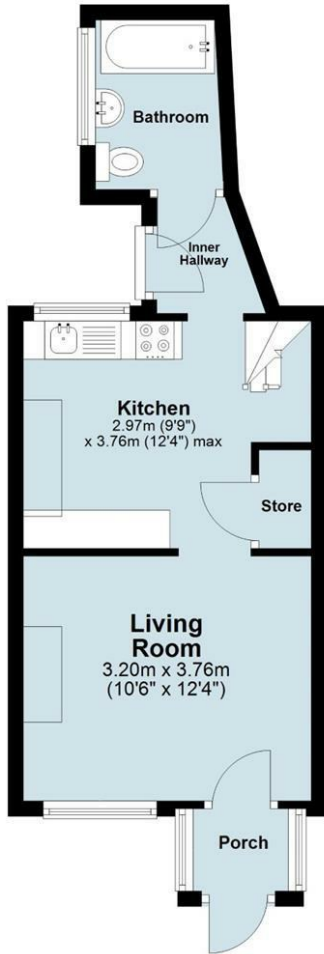
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Important Information

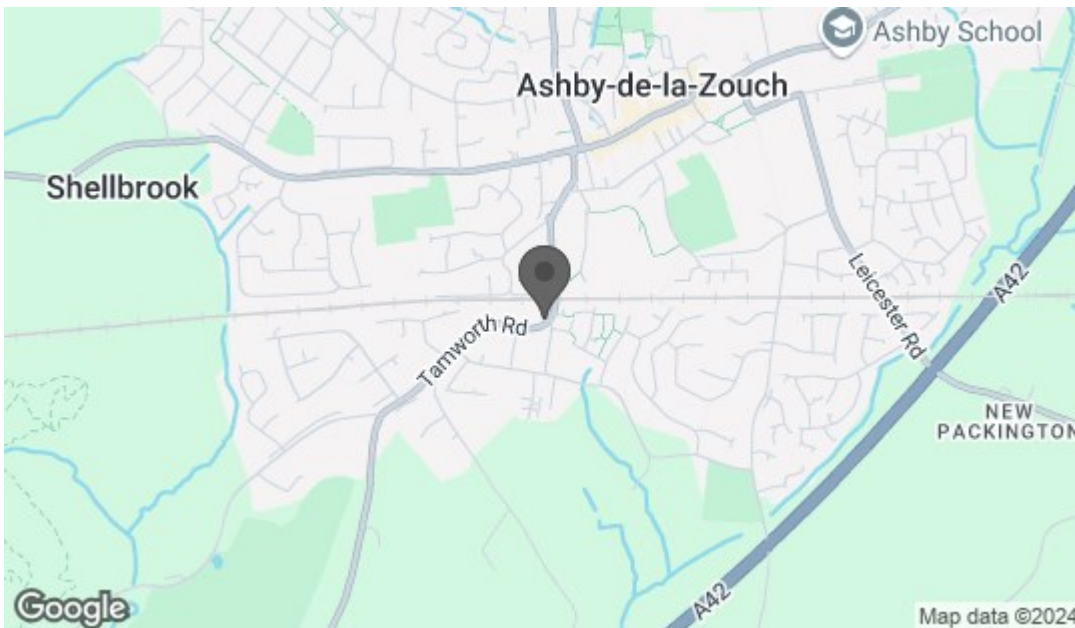
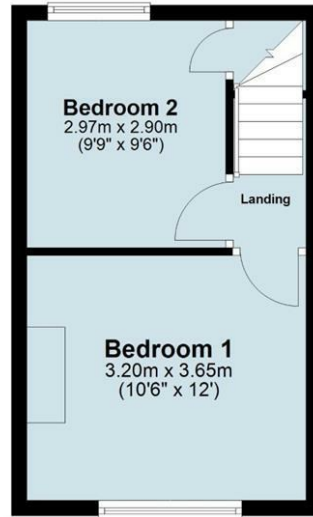
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there 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.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 ₂) 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	

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