



HOWKINS &
HARRISON

15 Rawdon Road, Moira

Asking Price £170,000

15 Rawdon Road,
Moirā
Derbyshire,
DE12 6DQ

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An ideal investment or first time buyer property. This two bedroom semi-detached home is offered to the market with no upward chain and ready to move into! The accommodation in brief comprises:- on the ground floor, a generously sized reception lounge and breakfast kitchen and to the first floor, there are two double bedrooms and a three piece bathroom. Outside having allocated parking for two vehicles to front with landscaped gardens to the rear.

Location

Moirā village lies approximately two and a half miles west of Ashby de la Zouch, a popular market town offering a range of local facilities and amenities together with road links to the A42 dual carriageway and East Midland conurbations. The village is home to the National Forest Visitor's Centre with associated walks, bridle paths and Hicks Lodge Cycle Centre. The village boasts a local supermarket, post office, public houses, modern village hall and primary school. In addition to the National Forest there is a new Youth Hostel and associated camping field, together with Moirā Canal and Sarah's Wood (part of a historic visitor's centre).

Ground Floor

From the front elevation the property leads directly into a good sized reception lounge, a door to the rear opens into a fitted breakfast kitchen that benefits from a range of floor and wall mounted units whilst still allowing space for freestanding appliances alongside a dining table and seating.

First Floor

A straight flight staircase rises from the lounge leads onto the first floor landing. The principal bedroom overlooks the rear elevation, offering views of the garden and also benefits from fitted wardrobes/storage. Bedroom two is also a good size double bedroom and both rooms are serviced by a three piece family bathroom.

Outside

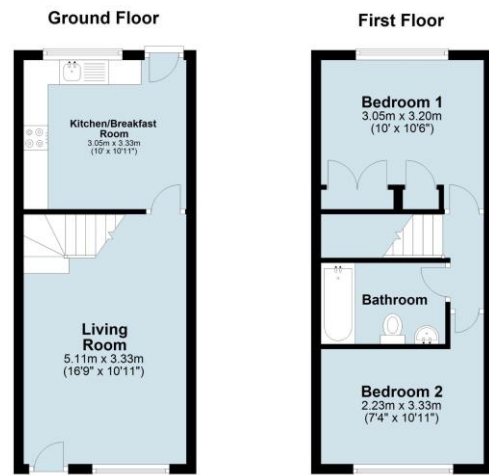
Externally the property allows for off road parking in the form of two allocated spaces to the front elevation. A gate to the rear gives access into a landscaped rear garden with a good sized block paved patio area.

Viewing Arrangements

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

Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.



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 - [Tel:01530-454545](tel:01530-454545)

Energy Rating

TBC

Howkins & Harrison

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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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