



4 Union Passage, Ashby de la Zouch, Leicestershire, LE65 1BW

HOWKINS &
HARRISON

4 Union Passage,
Ashby de la Zouch,
Leicestershire, LE65 1BW

Asking Price: £220,000

Conveniently located in the heart Ashby town centre, and within walking distance of all local amenities. A two double bedroom semi-detached property offering versatile living accommodation arranged over two floors. Incorporating a generous living room, kitchen, two double bedrooms and both a first & ground floor bathroom. The property offers much more than meets the eye. Externally there is also access to its own private enclosed gardens.

Features

- Unique town centre location
- No upward chain
- Good sized living room and separate kitchen
- Second reception room or bedroom
- Ground floor bathroom
- First floor bedroom and en-suite bathroom
- Private, enclosed rear garden
- Close to excellent amenities



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 traditional wooden entrance door leads into the entrance hall with storage cupboard below the stairs. Overlooking the front elevation is a generous ground floor reception room or bedroom and to the rear there is a good-sized reception lounge and fitted breakfast kitchen. The kitchen benefits from a range of floor and wall mounted units. To complete is a modern fitted ground floor family bathroom.

First Floor

From the entrance hall, the staircase rises to the first-floor landing with a window overlooking the rear garden. Dominating this first floor is a large master bedroom with fitted wardrobe cupboards and access to an en-suite bathroom.

Outside

Outside the property is approached on foot from Market Street with a front forecourt garden. A gate to the side leads to a private patio and rear landscaped garden of generous proportions for town centre living.

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.

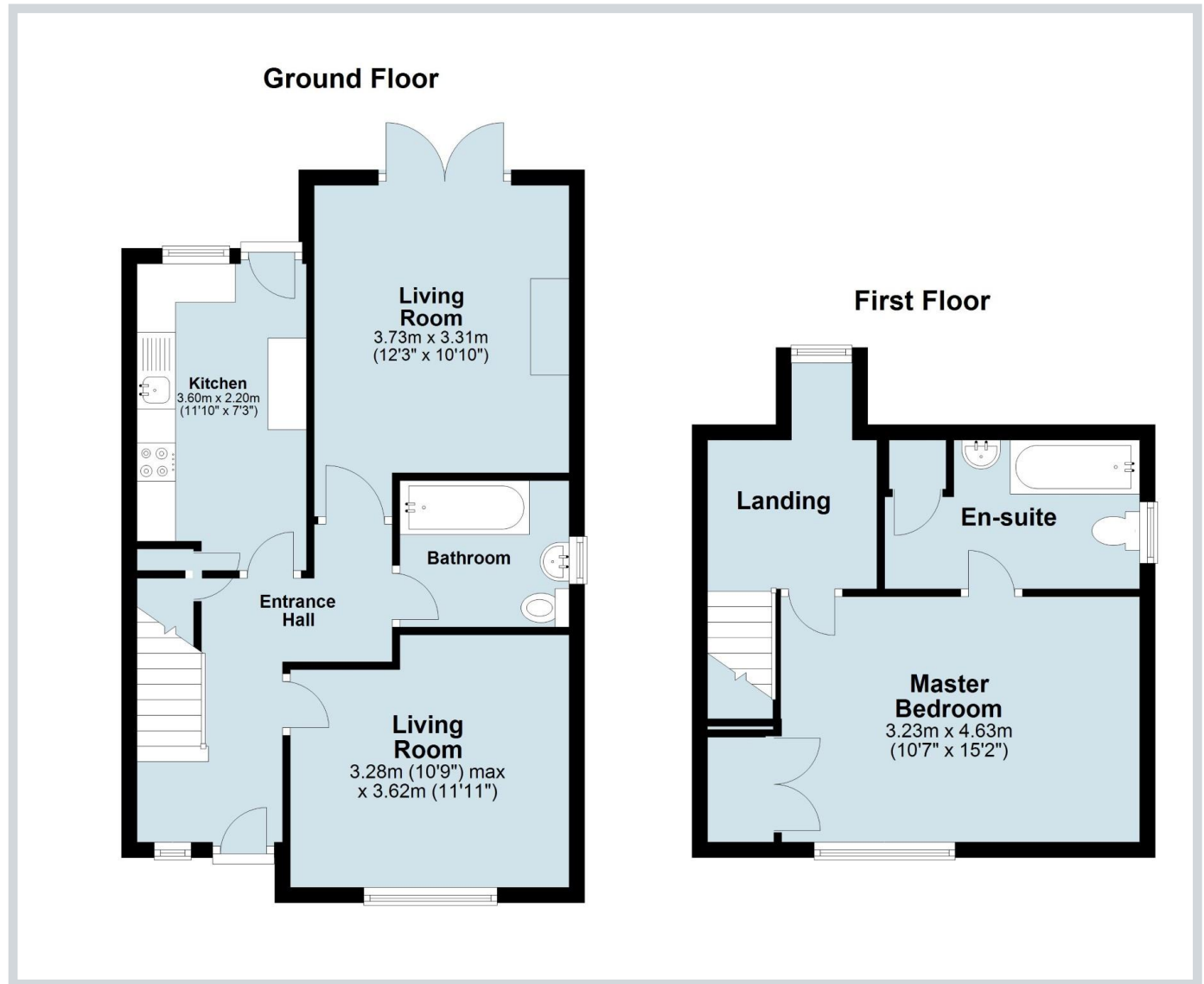
Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		76 C	87 B



Howkins & Harrison

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

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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