



8 Derby Road, Ashby de la Zouch, Leicestershire, LE65 2HE

HOWKINS &
HARRISON

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Ashby de la Zouch,
Leicestershire, LE65 2HE

Asking Price: £189,000

Finished to an exceptionally high standard throughout and presenting a fantastic investment opportunity, this two bedroom town house is situated within the heart Ashby de la Zouch town centre. Offered to the market with no upward chain and must be seen to be truly appreciated. Recently renovated to include new gas central heating, the accommodation briefly comprises: a dual aspect lounge, modern, open plan breakfast/kitchen and to the first floor, there are two good sized bedrooms and a re-fitted family bathroom with shower. Externally there is a low maintenance courtyard garden and unallocated parking to the rear. Viewing is highly recommended.

Features

- Immaculately presented terraced home
- Ideal investment opportunity
- Modern re-fitted breakfast kitchen
- Dual aspect lounge
- Two first floor bedrooms
- Re-fitted family bathroom with shower
- Double glazed windows and doors
- Located in the centre of Ashby town centre



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 high street brand shops, many independent traders, boutiques and coffee shops. Located adjacent to primary access links further amenities include supermarkets including M & S Simply Food. Popular schooling includes five primary schools, secondaries include Ivanhoe School and, Ashby School with associated sixth form.



Ground Floor

A traditional front door leads directly into a well presented reception lounge with windows to both the front and rear elevations, a spacious room, big enough to accommodate a dining table. A door leads to the rear of the property and into an immaculately presented breakfast kitchen with a good range of Shaker style wall and floor mounted units with ample work preparation surfaces, tiled splashbacks, built in oven, hob and extractor hood with further space for free standing appliances. There is a door to outside and the staircase rises up to the first floor.

First Floor

From the breakfast kitchen the staircase rises to a first floor landing, from here doors lead off to both bedrooms and the family bathroom. To the front elevation is the versatile second bedroom, whilst to the rear is a sizeable double room. The newly re-fitted family bathroom with shower over the bath services both bedrooms.

Outside

Outside, the property includes a private, fenced off courtyard garden and a driveway which could be used for parking to the rear of the property. To the front of the property (off Elford Street) there is unallocated parking and a small block paved area.

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 - A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	55 D	
21-38	F		
1-20	G		



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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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