



26 Beaumont Avenue, Ashby de la Zouch, Leicestershire, LE65 2NF

HOWKINS &  
HARRISON



26 Beaumont Avenue,  
Ashby de la Zouch,  
Leicestershire, LE65 2NF

Asking Price: £245,000

Located on an ever popular development in Ashby de la Zouch within a short walk to the town centre and close to excellent Ashby schooling. A three bedroom semi-detached home, offered to the market with no upward chain. Ideal as a first home or investment property, in brief the accommodation comprises, a large open plan living/dining room to the rear, fitted breakfast kitchen, utility area off and cloakroom WC. To the first floor there are three good sized bedrooms and a family bathroom. Externally there is ample off road parking/driveway and an attached single garage with side access to an enclosed garden and patio.

#### Features

- Offered to market with no upward chain
- Ideal first home or investment opportunity
- Large open plan living/dining room
- Three good sized bedrooms
- Off road parking and single garage
- Sought after development
- Close to excellent amenities and schooling



## 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 doorway leads from the side elevation, providing access immediately into the fitted breakfast kitchen. This room provides ample work preparation surfaces as well as a range of floor and wall mounted units, a door to the back of the room then leads into an inner hallway where you will find a single flight staircase to the first floor. A further door opens up into a generous size living/dining room with feature fireplace and sliding patio doors leading directly into the landscaped rear garden.

## First Floor

The staircase rises from the entrance hall onto a first floor landing with all bedrooms and a family bathroom leading off. Bedrooms one and two are large double rooms whereas bedroom three is a good sized single bedroom offering versatile space that could also be used as a home office, dressing room or nursery.

## Outside

Outside the property offers a driveway that provides sufficient off road parking as well as a single garage ideal for storage or one additional parking space. A gate to the side elevation provides access into the private, and enclosed, landscaped rear gardens.

## 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

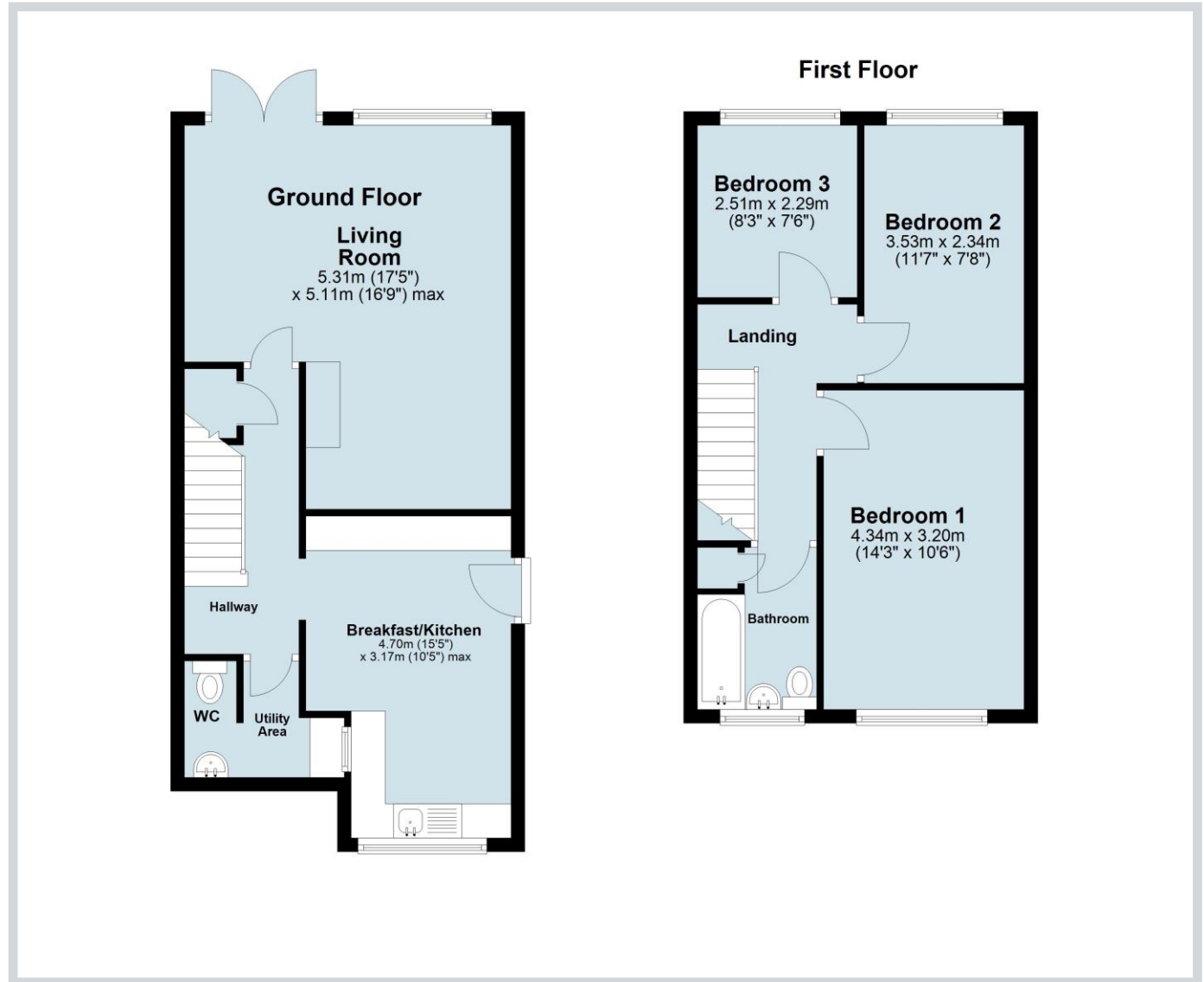
North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band - C

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Howkins & Harrison

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

Telephone 01530 410930  
Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

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.



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.