



HOWKINS &
HARRISON

**4, Court, 19 Market Street,
Ashby de la Zouch, Leicestershire, LE65 1AJ**

Guide Price £95,000

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Tenure- Freehold

Conveniently located for the thriving Market Street of Ashby de la Zouch, this one bedroom mid-terraced property would be a fantastic investment opportunity or first time home. Offered with no upward chain the property briefly comprises an open plan living/dining/kitchen, first floor double bedroom and three piece family bathroom. An internal visit is highly recommended.

Features

- Well presented town house
- Perfectly located for town centre living
- Open plan living/dining/kitchen
- Good sized double bedroom
- Fantastic investment opportunity
- Offered with no upward chain

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.

Accommodation Details

Accessed conveniently from the town centre, a block paved pathway leads to a traditional front door allowing entry into the versatile, ground floor open plan living area. A fitted kitchen area comprises of a range of floor and wall mounted units whilst still allowing space for freestanding white goods. A single flight staircase rises up onto the first floor landing where you can find a good sized double bedroom and separate three piece shower room.

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

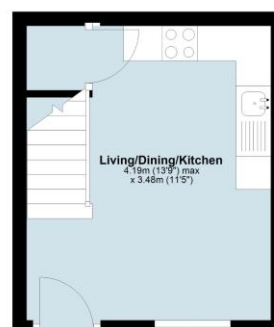
North West Leicestershire District Council - 01530 454545

Energy Rating

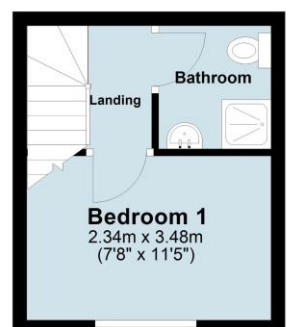
TBC

Floorplan- Not to scale

Ground Floor



First Floor



Howkins & Harrison

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