

HOWKINS &
HARRISON

9 Elm Avenue,
Ashby-De-La-Zouch,
Leicestershire, LE65 1SS

Guide Price: £260,000

Only a short walk away from Ashby town centre and offered to market with no upward chain, this three bedroom detached property would make the ideal first time home or investment. Occupying a discreet plot the property is set across two floors and briefly comprises of a sizeable open plan living/dining room, fitted breakfast kitchen, two double bedrooms, a versatile third bedroom and a three piece family bathroom. Externally there's a good sized driveway that provides off road parking, lawned garden and a rear secure, private West facing garden.

Features

- Ideal first home or investment
- Walking distance to Ashby town centre
- Open plan living/dining room
- Two double bedrooms
- Third bedroom/Study
- Fitted Kitchen
- Family bathroom
- Driveway parking & front garden
- West facing private rear gardens
- Offered to market 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 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.



Accommodation Details – Ground Floor

From the front elevation a traditional doorway leads directly into the entrance porch, a secondary door to the right hand side further opens into a large open plan reception/dining room. Overlooking the rear gardens is a fitted kitchen that offers a range of storage in the form of floor and wall mounted units as well as space for free standing appliances.

First Floor

A single flight staircase rises from the living area to the first floor landing, doors lead off allowing access into all three bedrooms and the family bathroom. Bedrooms one and two are both good sized double bedrooms whereas bedroom three works as a versatile third room that works well as a dressing room, nursery or study.

Outside

Externally the property benefits from off road parking to the side elevation in the form of a concrete driveway. Gated access to the side elevation leads round into the West facing garden benefitting from a block paved patio area ideal for entertaining outdoors.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 Option 1

Fixtures and Fittings

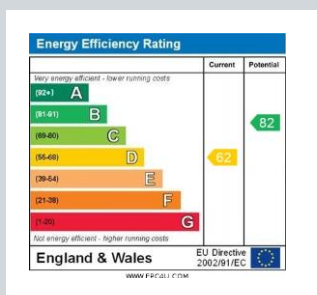
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

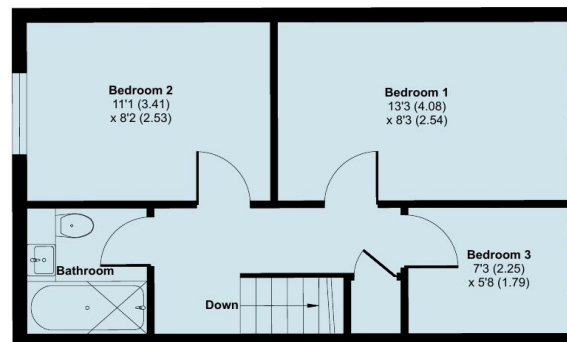
North West Leicestershire District Council - Tel:01530-454545
Council Tax Band - C



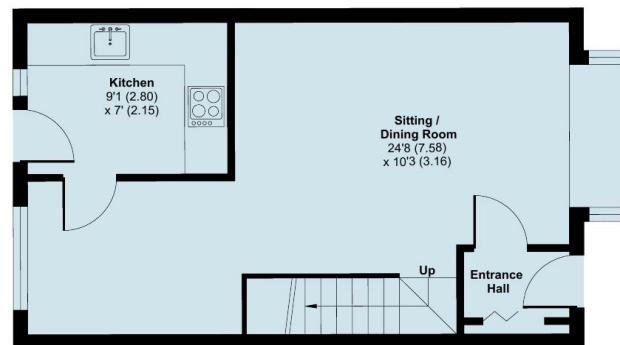
Elm Avenue, Ashby-de-la-Zouch, LE65

Approximate Area = 739 sq ft / 68.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Howkins & Harrison. REF: 1301901

Howkins & Harrison

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