

**ASHBY ROAD, KILSBY, CV23**

**£235,000 | 2 Bed House - Semi-Detached**

**BELVOIR!**



Nestled on the charming Ashby Road in the picturesque village of Kilsby, this delightful two-bedroom property offers a perfect blend of comfort and convenience. Spanning an inviting 678 square feet, the home is designed to cater to modern living while retaining a warm and welcoming atmosphere.

Upon entering, you will find a well-proportioned living space that is ideal for both relaxation and entertaining. The two bedrooms provide ample room for rest, making it suitable for small families, couples, or individuals seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring functionality and comfort.

The location of this property is particularly appealing, as Kilsby is known for its friendly community and beautiful surroundings. Residents can enjoy the tranquillity of village life while still being within easy reach of local amenities and transport links, making it an excellent choice for those who commute or wish to explore the wider area.

This property presents a wonderful opportunity for anyone looking to settle in a serene environment without compromising on accessibility. Whether you are a first-time buyer or seeking a rental investment, this charming home on Ashby Road is sure to impress. Do not miss the chance to make this delightful property your own.

**COUNCIL TAX BAND: B**

- VILLAGE LOCATION
- MODERN PROPERTY
- EPC D RATED
- OFF ROAD PARKING
- LOW MAINTENANCE GARDEN

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

