



Wood Street,
Ashby-De-La-Zouch, Leicestershire, LE65 1EG
Offers In Excess Of £150,000



****FIRST TIME BUYERS / INVESTORS**** A deceptively spacious two-bedroomed end-terraced home enjoying a short stroll from the bustling town centre of Ashby-de-la-Zouch. The centrally heated and UPVC double glazed property comprises, on the ground floor: an entrance hallway, a traditional sitting room with a feature fireplace, fitted kitchen. On the first floor: two generous double bedrooms and a four piece bathroom. The property also benefits from a courtyard/lawned garden. Viewing of this wonderful home is highly recommended! Please call us on 01530 414666 and speak to a member of our helpful team.

ASHBY - The Location

The ancient, historic market town of Ashby (with its famous 15th century castle) almost certainly dates back to Roman times. Later, in the early 19th century, it became a spa town. Many of the Georgian style buildings that you now see were built to accommodate visitors to the Baths. Today, Ashby de la Zouch is a thriving and bustling town within the National Forest and enjoys a wide range of good shops, schools, pubs, churches and local amenities. The nearby M42 motorway gives easy access to the M1, M5 and M6 and many other Midland towns and cities. The town is also convenient for the Nottingham East Midlands airport.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

With a smoke detector, a door to the sitting room and stairs to the first floor accommodation.

TRADITIONAL SITTING ROOM

17'0" x 13'5" (5.19 x 4.09)



The focal point of this room is the coal effect electric fire set on a quarry tiled hearth with an exposed brick fireplace over. A TV aerial point, telephone point, two radiators, an understairs storage cupboard, a door to the kitchen and two UPVC double glazed front and rear window.



FITTED KITCHEN

16'5" x 5'8" (5.01 x 1.75)



Fitted with a range of base and drawer units with matching wall cupboards, rolled edge worktops, an inset sink with a mixer tap over and an inset electric oven with a four ring gas hob. Space and plumbing for two appliances, exposed beams to the ceiling, a tiled floor, a door to the rear garden and two UPVC double glazed side and rear window.

FIRST FLOOR ACCOMMODATION

LANDING

Having a loft access hatch and doors to the bedrooms and bathroom.

DOUBLE BEDROOM ONE
13'5" x 7'10" (4.09 x 2.39)



There is a built-in wardrobe cupboard, a radiator, polished wood floor and a UPVC double glazed front window.

DOUBLE BEDROOM TWO
10'4" x 8'7" (3.17 x 2.63)



With a radiator, telephone point, a polished wood floor and a UPVC double glazed rear window.

FOUR PIECE BATHROOM
15'7" x 5'11" (4.76 x 1.81)



Comprising: a panelled bath with a chrome end mixer tap, a fully tiled shower cubicle with a wall mounted shower overhead, a pedestal wash hand basin and a dual flush toilet. A polished wood floor, decorative panelling, a built-in storage cupboard and a UPVC double glazed opaque side window.

OUTSIDE

ENCLOSED REAR GARDEN



The garden is mainly laid with a small lawned area and a path leading to the rear garden gate.



AND FINALLY...

COUNCIL TAX BAND:

The property is believed to be in council tax band: 'B'

HOW TO GET THERE

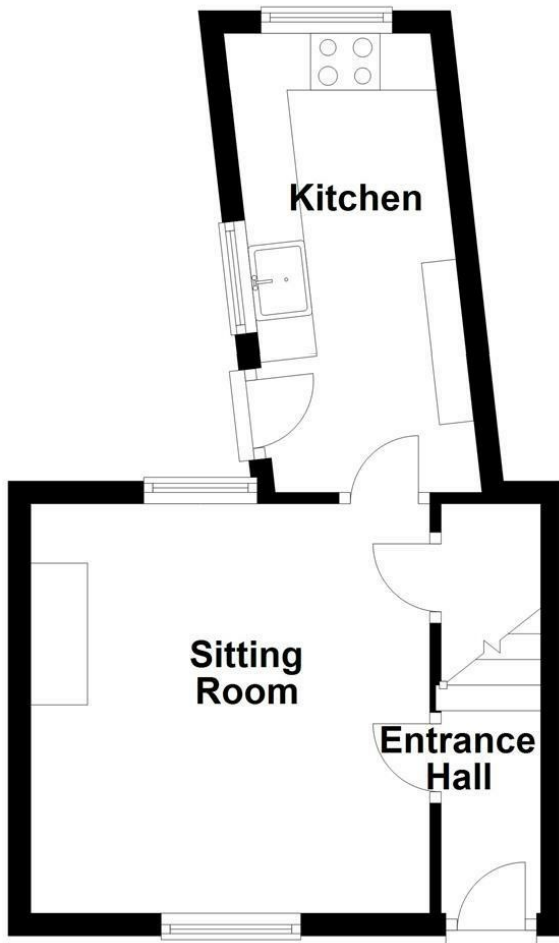
Postcode for sat navs: 'LE65 1EG'

PLEASE NOTE:

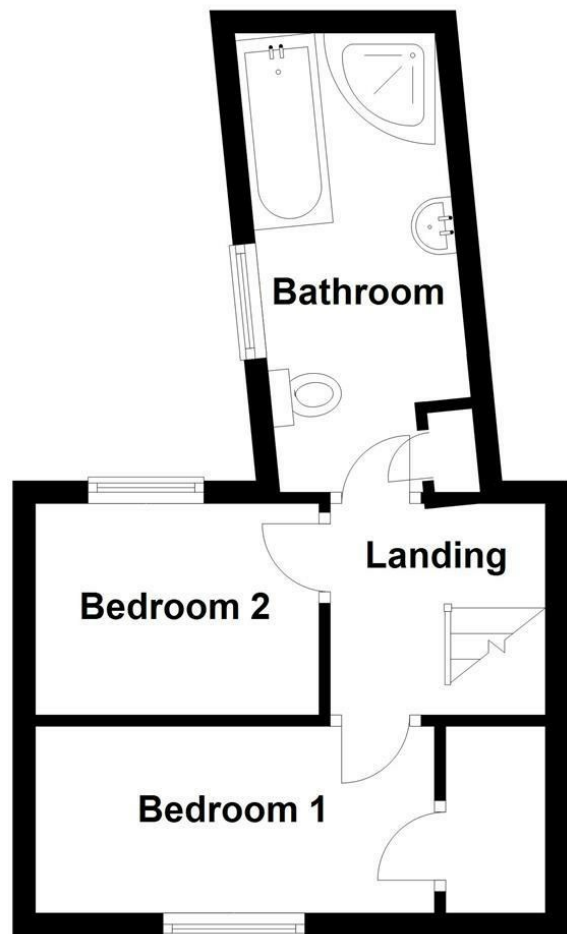
SERVICES: All mains are connected. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

MEASUREMENTS: Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. **TENURE:** Freehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Ground Floor

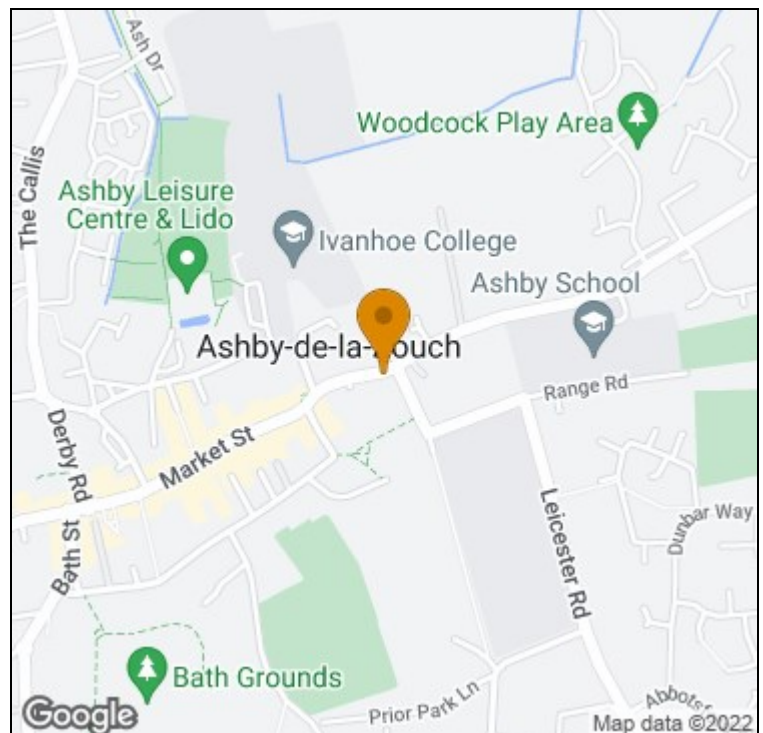


First Floor



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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