



Ridgway Road, Ashby-De-La-Zouch,
LE65 2PL



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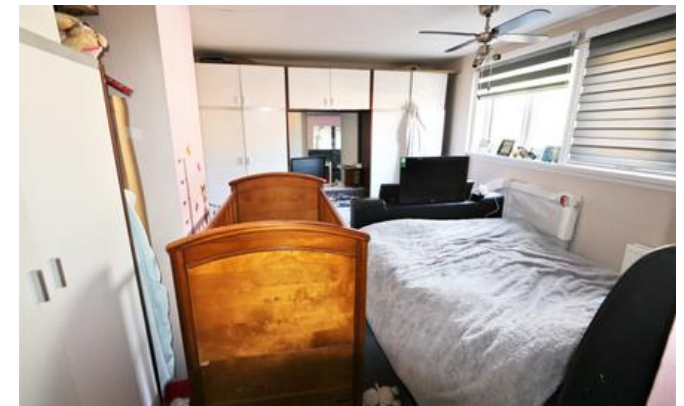
Freehold

Guide price £180,000



Key Features

- Three Bedroomed Mid Terraced Home
- Generous Lounge
- Kitchen/Diner With Adjoining Utility
- Family Bathroom | Separate Toilet
- New Roof
- Windows & Doors Within The Last 5 Years
- EPC rating C





FIRST TIME BUYERS This family home has recently had a new roof, windows, doors and gas combi boiler within the last 5 years and offers generous accommodation spread over two floors; this excellent three-bedroomed mid-terraced family home boasts an enviable position with a good-sized rear garden and close proximity to Ashby town centre. The accommodation briefly comprises: an entrance hallway, generous lounge, kitchen/diner with three large storage cupboards and a utility room. Upstairs: three good sized bedrooms, a family bathroom and a separate toilet. Outside, there's a gravelled front garden and to the rear there is a low maintenance rear garden. We advise booking a viewing on this family home at your earliest convenience as we expect a high degree of interest!

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 radiator, telephone point, a smoke detector, stairs to the first floor accommodation and doors to the lounge and kitchen.

GENEROUS LOUNGE

4.43 x 3.26

The focal point of this room is the gas fire set on a feature fireplace. A TV aerial point and a UPVC double glazed front window.

KITCHEN/DINER

Fitted with a range of base and drawer units, laminate worktops, an inset sink and drainer with a mixer tap over and an inset electric oven with a four ring gas hob. Other features include space and plumbing for two appliances, three built-in storage cupboards (including a pantry cupboard), a radiator, a door to the utility room and a UPVC double glazed rear window overlooking the garden.

UTILITY ROOM

Having base and drawer units, rolled edge worktops and a double glazed door to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

There is a built-in airing cupboard housing the boiler, a loft access hatch, smoke detector and doors to the bedrooms, bathroom and separate toilet.

BEDROOM ONE

3.30 x 3.25

Having space for wardrobes and other bedroom furniture, a radiator and a UPVC double glazed rear window overlooking the rear garden.

BEDROOM TWO

3.73 x 3.27

With space for wardrobes to one wall, a radiator and a UPVC double glazed front window.

BEDROOM THREE

3.13 x 2.11

A generous third bedroom with a radiator and a UPVC double glazed front window.

FAMILY BATHROOM

1.82 x 1.69

Comprising: a panelled bath with a wall mounted shower overhead, a pedestal wash hand basin, radiator and a UPVC double glazed opaque rear window.

SEPARATE TOILET

With a low flush toilet and a UPVC double glazed opaque rear window.

OUTSIDE

FRONT ELEVATION

The property is set back from the road behind a gravelled front garden with a path leading to the front door.

LOW MAINTENANCE REAR GARDEN

The garden is mainly laid with paving and artificial grass areas. There are also decorative borders stocked full of mature plants and shrubs and a useful timber shed.

AND FINALLY...

COUNCIL TAX BAND

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

HOW TO GET THERE

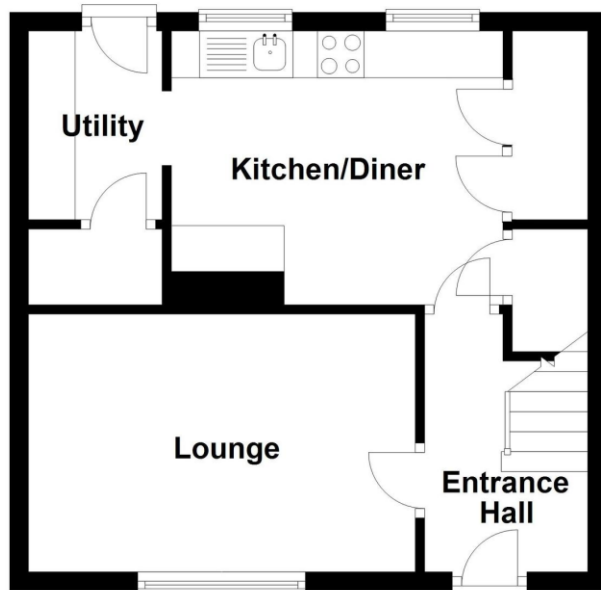
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PLEASE NOTE:

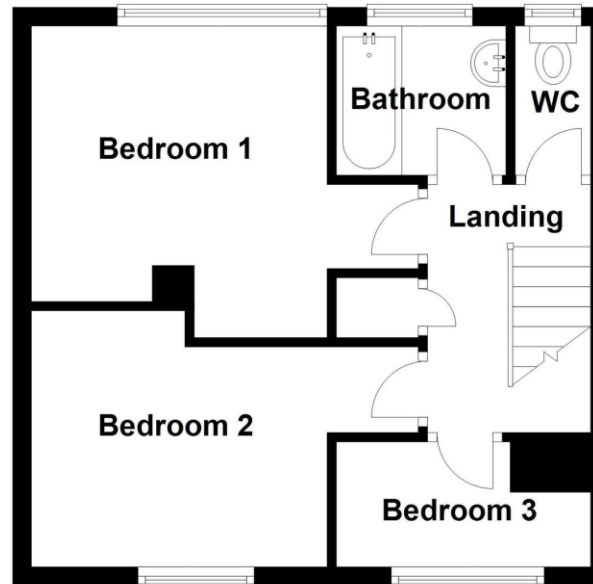
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

Floorplan

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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