



Harrow Close, Ashby-De-La-Zouch



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£199,950



## Key Features

- Two Bedroomed Semi Detached Home
- Lounge
- Fitted Kitchen/Diner
- Two Generous Bedrooms
- Stylish Bathroom
- Off Road Parking
- EPC rating D
- Freehold





**\*\*FIRST TIME BUYERS / INVESTORS\*\*** This good-sized two bedroomed home has been tastefully decorated and benefits from a low maintenance rear garden. There is off-road parking to the front of the property for at least two cars. Take a look inside the home and you'll find, on the ground floor: a lounge and fitted kitchen/diner. On the first floor: two good sized bedrooms and a three piece bathroom. To book a viewing please call our Ashby office on 01530 414666.

#### 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 accomm

#### ACCOMMODATION IN DETAIL

#### LOUNGE 4.17 x 3.15

With two wall hung electric storage heaters, a TV aerial point, stairs to the first floor accommodation, a door to the kitchen/diner and a UPVC double glazed front window.

#### FITTED KITCHEN/DINER 4.17m x 3.78m max

Fitted with a range of base and drawer units with matching wall cupboards, rolled edge worktops, an inset sink and drainer with a mixer tap over, an inset electric oven with a four ring electric hob and an extractor hood overhead. Other features include s

#### FIRST FLOOR ACCOMMODATION

#### LANDING

With a built-in storage cupboard, loft access hatch and doors to the bedrooms and bathroom

#### BEDROOM ONE 3.60 x 3.19

Fitted with double wardrobes to one wall, a wall hung electric storage heater and a UPVC double glazed front window.



### BEDROOM TWO 2.91 x 2.18

With a wall hung electric storage heater and a UPVC double glazed rear window overlooking the garden.

### STYLISH BATHROOM 1.94 x 1.90

Comprising: a P-shaped panelled bath with a wall mounted electric shower overhead, a vanity wash hand basin with storage under and a dual flush toilet. A chrome ladder towel rail, tiled walls, an extractor fan and a UPVC double glazed opaque rear window.

### OUTSIDE

#### FRONT ELEVATION

There is off road parking for at least two cars with a slate garden and a paved path to the front door.

#### LOW MAINTENANCE REAR GARDEN

The low maintenance garden is mainly laid with slate having a paved patio seating area and a timber built shed.



## AND FINALLY...

### COUNCIL TAX BAND:

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

### HOW TO GET THERE

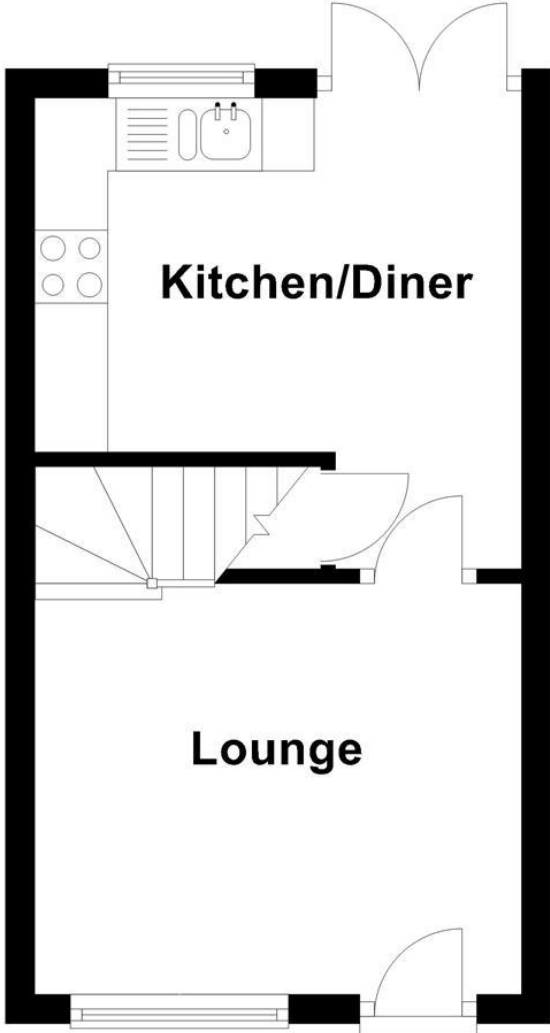
Postcode for sat navs: LE65 2SZ

### PLEASE NOTE:

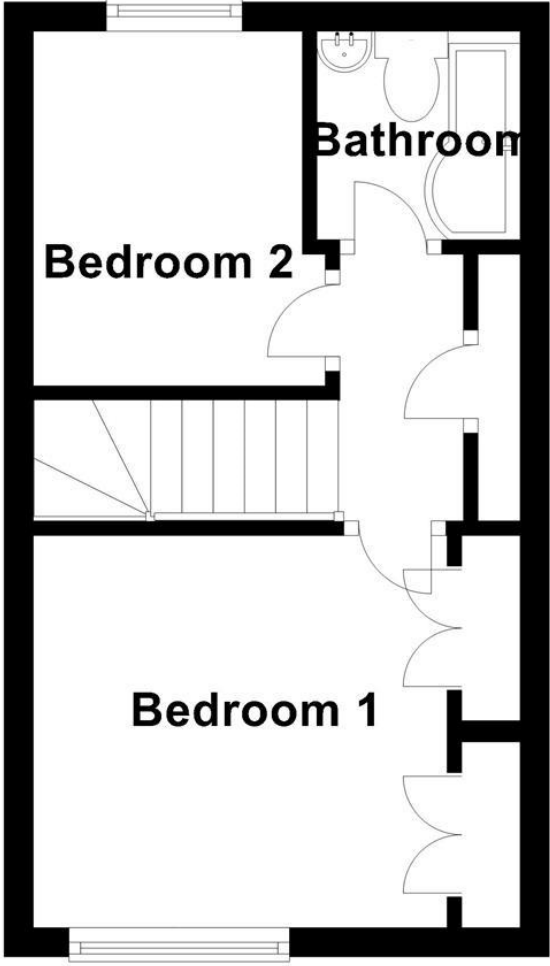
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	