



Lower Church Street, Ashby-De-La-Zouch



LOWER CHURCH STREET

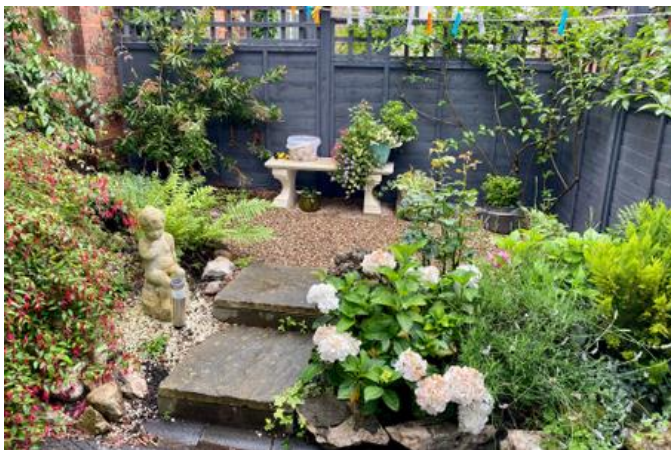
OIRO £170,000



Key Features

- Grade 2 Listed Terraced Home
- Traditional Sitting Room
- Breakfast Kitchen
- One Double Bedroom
- Four Piece Bathroom
- Additional Original Loft Room With Fitted Bedroom Furniture
- EPC rating D
- Freehold





A TASTEFULLY DECORATED GRADE 2 LISTED MID TERRACED COTTAGE, SPREAD OVER 3 FLOORS A generous, individual, home nestled in close proximity to the town centre, and enviably benefiting from a delightful courtyard garden. The mid terraced one bed roomed property boasts good sized accommodation throughout and a loft room with fitted furniture. A look inside reveals: a traditional sitting room and a fitted kitchen. First floor: a good sized bedroom and a stylish four piece bathroom. Second floor: a loft room with fitted bedroom furniture. Viewing of this superb property is enthusiastically recommended to appreciate the accommodation on offer so please call our Ashby office today!

THE LOCATION 0.00m x 0.00m (0'0" x 0'0")

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

Having a traditional minton tiled floor, a radiator and doors to the sitting room and breakfast kitchen.

SITTING ROOM 3.59 x 3.58

The focal point of this room is the coal effect gas fire set on a stone hearth with a timber mantle over. An exposed beam to the ceiling, a TV aerial point, radiator, block flooring and a timber framed front sash window.

BREAKFAST KITCHEN 2.96 x 2.91

Fitted with a range of base and drawer units with matching wall cupboards, rolled edge worktops, an inset sink and drainer, an inset electric oven with a four ring electric hob and an extractor hood overhead. Other features include space and plumbing for a washing machine, exposed beams to the ceiling, a quarry tiled floor, radiator, a wall mounted boiler, an understairs storage cupboard, stairs to the first floor accommodation, a door to the rear garden and two timber framed rear windows.

FIRST FLOOR ACCOMMODATION

LANDING

There are exposed beams and trusses, stairs to the second floor accommodation and doors to the bedroom and bathroom.

BEDROOM ONE 3.83 x 3.54

A good sized bedroom with ample space for bedroom furniture, a radiator, exposed beams to the ceiling, two built-in storage cupboards and a timber framed front sash window.

FOUR PIECE BATHROOM

Comprising: a freestanding claw foot bath, a fully tiled shower cubicle with a wall mounted shower overhead, a pedestal wash hand basin and a dual flush toilet. An original decorative fireplace, chrome ladder towel rail and a timber framed rear window.

SECOND FLOOR ACCOMMODATION

LOFT ROOM 4.51 x 2.61

Having built in double bed and wardrobe, a radiator, a smoke detector and a timber framed Velux skylight opening safety window.

OUTSIDE

REAR GARDEN

The gravelled garden with mature shrubs and plants. Paved seating area

HOW TO GET THERE

Postcode for sat navs: LE65 1AB

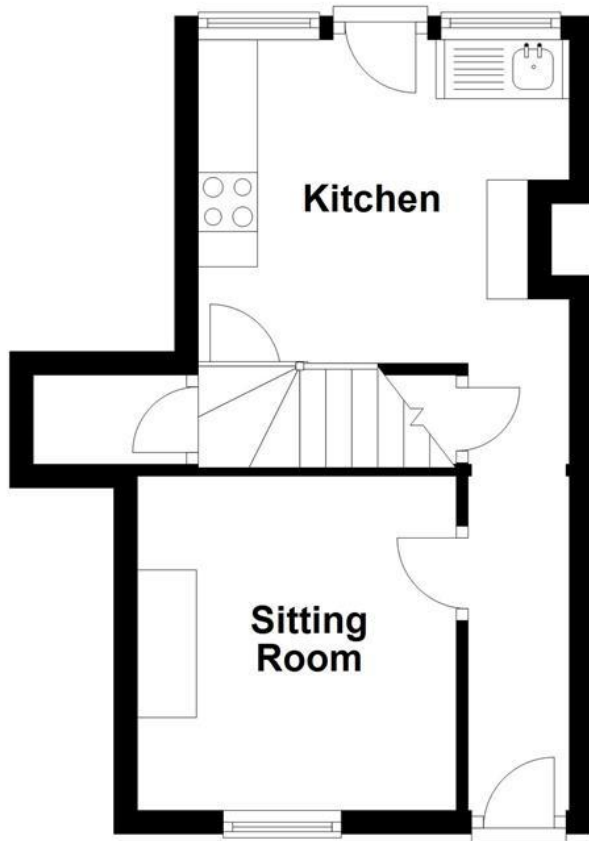
COUNCIL TAX BAND

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

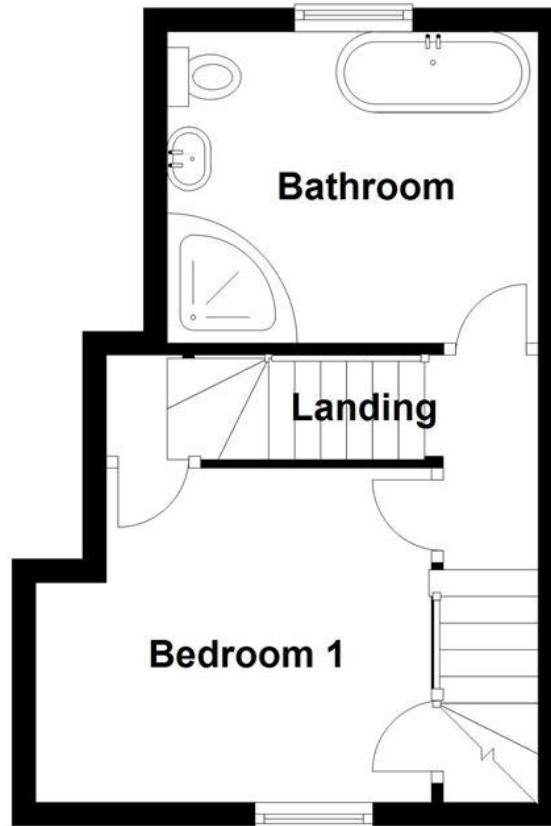
PLEASE NOTE

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.

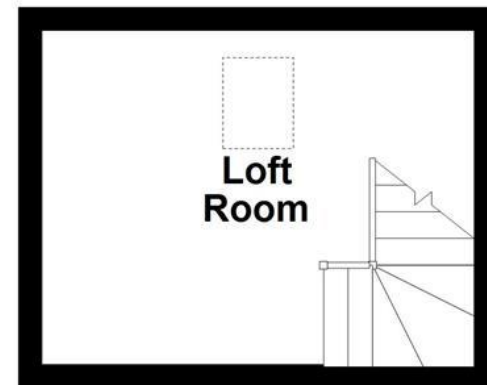
Ground Floor

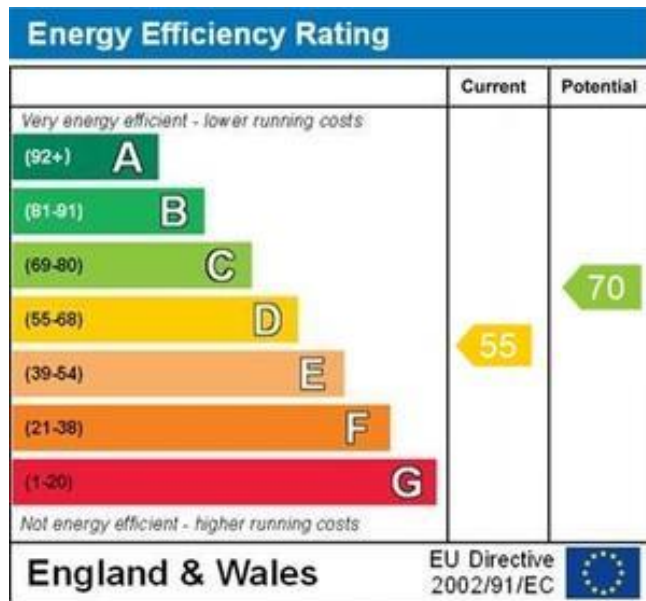


First Floor



Second Floor





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