



Drew Court, Ashby-De-La-Zouch



Freehold

OIRO £200,000



Key Features

- Two-Bedroomed Mid Town House
- Ideal First-Time Buy / Investment
- Lounge/Diner
- Fitted Kitchen
- Cloakroom/W.C. and Bathroom
- Fenced Rear Garden with Lawn
- EPC rating C





*** AN IDEAL FIRST-TIME BUY/INVESTMENT!!!** * Conveniently located for easy access to the nearby bustling town centre, this well-presented modern two double bed roomed mid town house has an enclosed landscaped rear garden and allocated parking to the rear. A look inside reveals: an entrance hall, cloakroom/w.c., a contemporary-style kitchen with hi-gloss fitted units, lounge/diner with under-stairs storage cupboard, two double bedrooms and a stylish bathroom. Please call our Ashby office on 01530 414666 and we'll gladly arrange a viewing.

ACCOMMODATION

ENTRANCE HALLWAY

With a central heating radiator, telephone point, smoke detector, stairs off to the first floor accommodation, and white panelled doors to the lounge/diner, kitchen and the cloakroom / W.C.

CLOAKROOM/W.C.

Comprising: a corner pedestal wash basin with tiled splashback and a dual-flush toilet. A central heating radiator and a UPVC double glazed opaque front window.

FITTED KITCHEN

3.18 x 1.73

Fitted with a range of contemporary-style hi-gloss base and drawer units and matching wall cupboards. There's a stainless steel sink and drainer with mixer tap, wood-effect roll-edged worktops with matching upstands, an inset stainless steel four-burner gas hob with built-in stainless steel electric oven and matching overhead chimney extractor hood. Space for an upright fridge/freezer, space and plumbing for a washing machine, and plumbing for a dishwasher behind a single base unit. Central heating radiator, a combi gas boiler concealed in a wall cupboard, vinyl wood-style flooring, halogen spotlights, extractor fan and a UPVC double glazed front window.

GOOD SIZED LOUNGE DINER

3.89 max x 3.86 max

With space and a fused power socket for an electric fire, a door to a useful under stairs storage cupboard, central heating radiator, TV and satellite points, telephone point and UPVC French doors leading outside to the paved patio and lawned rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

With access to the loft storage space. A smoke detector and white panelled doors to the two bedrooms and the bathroom.

BEDROOM ONE

3.86 x 2.64

With a central heating radiator, raised corner shelf, TV and telephone points and a UPVC double glazed front window.

BEDROOM TWO

3.86 x 2.34

With a central heating radiator, TV aerial cable and a UPVC double glazed window overlooking the rear garden.

BATHROOM

1.88 x 1.96

Comprising: a panelled bath with two chrome taps, overhead Triton electric shower, pedestal wash hand basin and a dual-flush toilet. Central heating radiator, tiled splashbacks with decorative border, vinyl flooring and an extractor fan.

REAR GARDEN

The rear garden faces in an easterly direction and consists of a paved patio area, a lawn, fencing to the boundaries and a rear exit gate leading to the allocated parking area.

ALLOCATED PARKING

There is an allocated parking space for one car behind the rear garden.

COUNCIL TAX BAND

The property is believed to be in property band: 'B'.

HOW TO GET THERE

SATNAVS: LE65 2JB

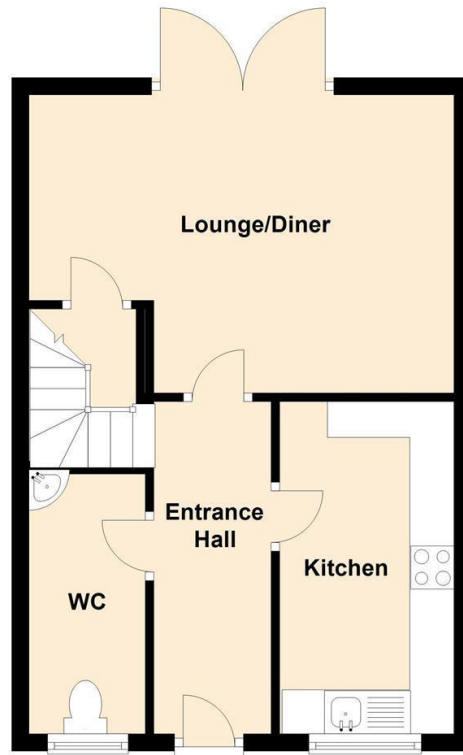
PLEASE NOTE

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.

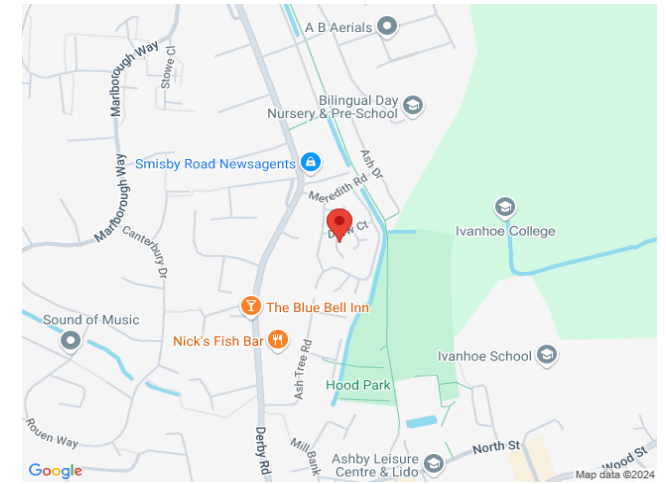
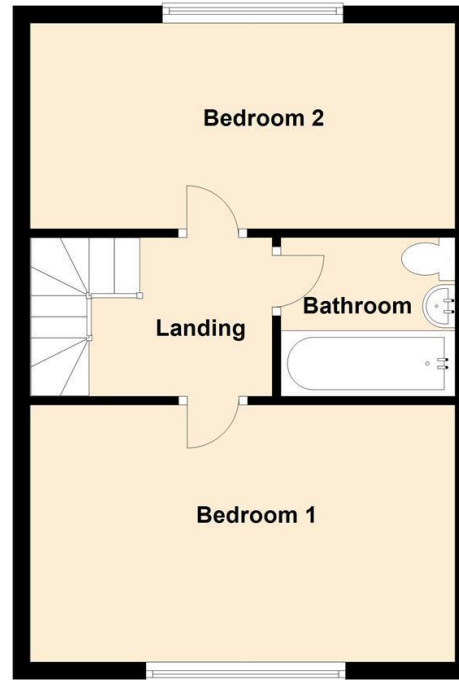


Floorplan

Ground Floor



First Floor



Newton Fallowell Ashby-de-la-Zouch and Melbourne

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