



Derby Road, Ashby-De-La-Zouch

 2  1  2

Freehold

£178,000



Key Features

- Two Double Bedroom Mid-Terrace
- No Upward Chain
- Perfect First Time Buyer Home
- A Wealth of Period Features
- Lounge + Separate Dining Room
- Galley Style Kitchen
- EPC rating U





Welcome to Derby Road, a charming two-bedroom mid-terrace period home in the heart of Ashby-de-la-Zouch. This delightful property is perfect for first-time buyers or discerning investors, offering no upward chain and immediate potential. Inside, you'll be greeted by a tastefully decorated sitting room featuring a cozy brick fireplace, ideal for relaxing evenings.

The inviting dining room flows seamlessly into a stylish galley kitchen, equipped with modern amenities and open shelving that promises effortless living and entertaining. On the upper floor, discover two generous double bedrooms, each capturing abundant natural light and offering serene views of the suburban landscape. The chic bathroom features a classic three-piece suite, perfect for unwinding after a long day.

Outside, the low-maintenance rear garden provides a peaceful retreat with wooden fencing offering privacy. Just a short stroll from the vibrant town centre, this home boasts convenience and charm. For more details or to arrange a viewing, call Ashby Newton Fallowell today!

Ashby-de-la-Zouch is a charming market town situated in North West Leicestershire, offering a quintessentially English living experience. Renowned for its rich history and cultural heritage, the town is perhaps best known for its historic castle, which dates back to the 12th century. The area around Derby Road is pleasantly residential yet conveniently close to the town centre amenities. Residents will appreciate the blend of tranquility alongside the accessibility of local shops, cafes, and restaurants that give this town its unique appeal.

The town is well-connected, located near major transport routes, including the A42, which provides easy access to larger cities such as Birmingham, Derby, and Leicester. For those commuting further afield, the East Midlands Parkway train station offers direct services to London St Pancras, making Ashby an ideal base for professionals who work in the capital but wish to enjoy a more rural lifestyle. As such, the property at Derby Road is perfect for both first-time buyers and investors looking for accessibility paired with character.

Furthermore, the town offers a wide array of leisure and recreational facilities. Nature enthusiasts will enjoy the National Forest, which invites outdoor activities such as walking or cycling right on the doorstep. Additionally, sporting facilities, including the Hood Park Leisure Centre, offer swimming, fitness classes, and various sports, providing plenty of options to keep active and social within the local community. This diverse range of activities ensures that there is something for everyone, enhancing the area's appeal to prospective buyers.

ACCOMMODATION

LOUNGE
3.66 x 3.28

SEPARATE DINING ROOM
3.68 x 3.38

KITCHEN
4.27 x 1.91

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
3.66 max x 3.28

BEDROOM TWO
3.66 max x 3.43 max

BATHROOM
2.79 min x 1.93

COUNCIL TAX BAND:-

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

HOW TO GET THERE:-

Postcode for sat navs: LE65 2HE

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



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666

ashby@newtonfallowell.co.uk