



Avenue Road, Ashby-De-La-Zouch

 2  1  2

£265,000



Key Features

- Charming Two Bedroom Mid-Terrace House
- Desirable Area of Ashby-de-la-Zouch
- Close to the Town Centre and Willesley Primary School
- Snug Lounge + Decorative Victorian Fireplace
- Separate Dining Room with Timber Flooring
- Spacious Kitchen + Breakfast Area
- EPC rating D
- Freehold





Welcome to Avenue Road, a charming mid-terrace house nestled in one of Ashby-de-la-Zouch's most desirable areas. Just a short stroll from the bustling market town centre and the esteemed Willesley Primary School, this three-storey home offers an ideal blend of style and functionality.

Step inside to discover a bright lounge bathed in natural light from the bay window, complete with a beautifully detailed Victorian fireplace. The adjoining dining room showcases the timber floors and an exposed brick chimney, offering picturesque views of the lush rear garden. The modern, well-equipped kitchen opens onto a serene patio, perfect for al fresco dining.

Upstairs, two generously sized bedrooms and a luxurious family bathroom, featuring a freestanding bathtub and walk-in shower, provide ample space for relaxation. The top floor hosts a versatile loft room.

Embrace outdoor living with the extended, low-maintenance garden and a private garden office—ideal for remote working. This delightful property, offered with no upward chain, is ready to welcome you home. Book a viewing today with our Ashby team.

Ashby-de-la-Zouch, affectionately known as Ashby, is a market town steeped in history, located in the heart of the National Forest. The town offers a delightful blend of rich heritage and modern amenities, making it an attractive place to reside. One of the town's notable historical landmarks is Ashby Castle, a partially ruined 12th-century manor house that provides a glimpse into the area's storied past. Ashby is well-connected too, with straightforward access to major road networks, including the A42 and A511, making commutes to neighbouring cities like Birmingham and Leicester both convenient and efficient.

Convenience and community are pillars of life in Ashby, with the bustling town centre just a short walk from the property at Avenue Road. The town centre is a vibrant mix of independent boutiques, larger retail names, and a variety of dining options that cater to all tastes. Weekly markets add to the charm, offering fresh produce and local artisan goods. There is a palpable sense of community here, enhanced by regular events and festivals that bring residents together, fostering strong neighbourhood ties.

Education is a strong suit in Ashby, with several highly regarded schools serving the area, including the highly regarded Willesley Primary School, which is just a stone's throw from the property. Renowned for its excellent standards of teaching and nurturing environment, families will find this an appealing aspect when considering the move. Additionally, the town is within convenient reach of several secondary schools and nurseries, ensuring educational needs are well-covered from early years through to teens.

Nature enthusiasts will appreciate Ashby's unique position within the National Forest, offering numerous walking and cycling trails right on the doorstep. Residents can enjoy leisurely strolls through beautiful parks or more adventurous treks through the lush, wooded areas that define the region. This setting not only provides a peaceful contrast to the daily hustle but also promotes an active and engaging lifestyle for all ages.

ACCOMMODATION

LOUNGE 4.47m x 3.7m (14'8" x 12'1")

DINING ROOM 3.7m x 3.59m (12'1" x 11'10")

BREAKFAST KITCHEN 6.47m x 2.07m (21'2" x 6'10")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.86m x 3.7m (12'8" x 12'1")

BEDROOM TWO 3.59m x 2.79m (11'10" x 9'2")

FOUR-PIECE FAMILY BATHROOM 3.02m x 2.07m (9'11" x 6'10")

SECOND FLOOR ACCOMMODATION

LOFT ROOM 6m x 3.33m (19'8" x 10'11")

COUNCIL TAX BAND:-

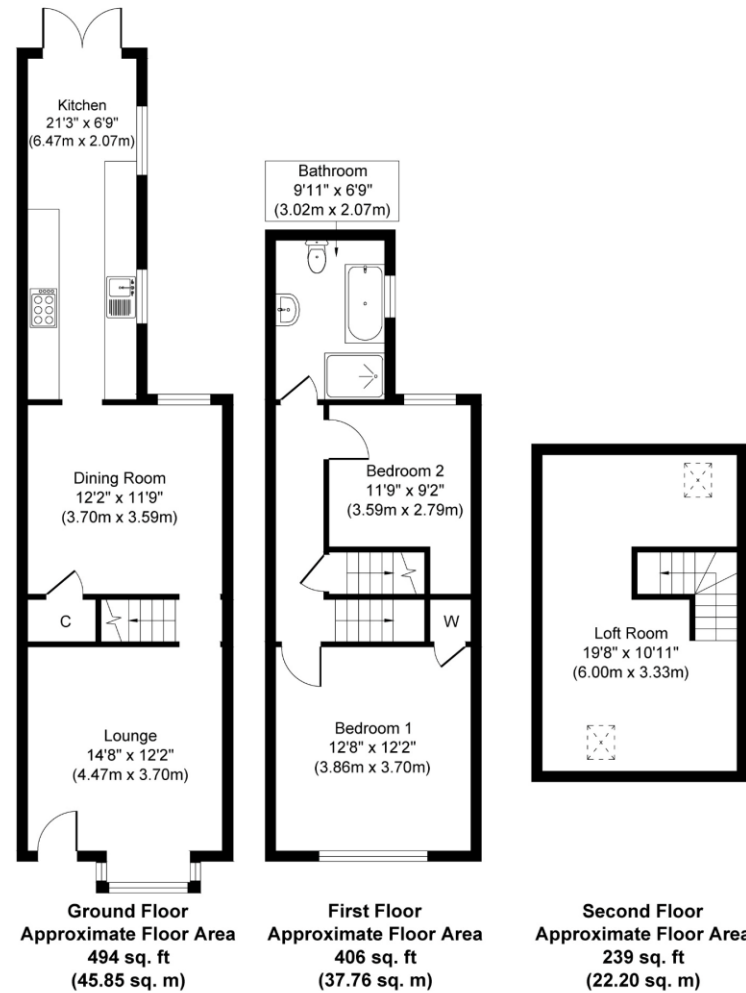
The property is believed to be in council tax band: B

HOW TO GET THERE:-

Postcode for sat navs: LE65 2FA

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		