



Smisby Road, Ashby-De-La-Zouch



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Guide price £59,000



### Key Features

- \*Auction\* Ground Floor One Bedroom
- Maisonette
- Perfect First Time Buy or Investment
- No Upward Chain | Requires Modernising
- Close Proximity to the Town
- Snug Lounge
- Galley Kitchen + Cellar Storage
- EPC rating D
- Leasehold





Discover the charm and potential of this delightful ground-floor one-bedroom maisonette on Smisby Rd, Ashby-de-la-Zouch. A perfect opportunity for first-time buyers or savvy investors, this property is nestled in a highly sought-after location, just a short stroll from the vibrant town centre.

Step inside this Victorian gem and you'll find a spacious bedroom boasting a bay window and ample fitted storage, setting the tone for comfortable living. The cosy lounge invites relaxation and offers access to a versatile cellar space below. At the rear, the functional galley-style kitchen is ready to accommodate all your culinary needs, while the large three-piece bathroom awaits your modernising touch.

Outside, enjoy your own private garden area, perfect for those with green fingers, and off-road parking for two cars—an invaluable asset. With no upward chain and sold via modern auction, this property is a fantastic opportunity to create your dream home. Don't miss out—contact our team and make this house your own treasure.

Ashby-de-la-Zouch is a charming market town located in the heart of Leicestershire, known for its rich history and vibrant community. Steeped in tradition, the town is home to the iconic Ashby-de-la-Zouch Castle, a 12th-century ruin that offers a fascinating glimpse into England's medieval past. With an array of quaint shops, tea rooms, and local amenities, the town centre provides a delightful experience for both residents and visitors alike. The weekly markets and regular community events ensure there's always something happening, fostering a strong sense of community spirit.

The property at Smisby Road benefits from a prime location in a desirable neighbourhood, known for its leafy surroundings and easy access to the town centre. The local area offers excellent transportation links, making it convenient for commuting to nearby cities such as Leicester, Birmingham, and Nottingham. Residents can take advantage of the nearby M42 motorway, providing swift travel options for both personal and professional journeys. In addition to these road links, there are frequent bus services that connect Ashby-de-la-Zouch to the surrounding regions.

For those who enjoy outdoor pursuits, the National Forest is on your doorstep. This expansive area offers countless opportunities for walking, cycling, and nature exploration. Calke Abbey and Conkers Discovery Centre are just a short drive away, offering both families and individuals a chance to enjoy the great outdoors and indulge in various recreational activities. The local leisure centre also provides comprehensive sports facilities, catering to an active lifestyle.

Education is well catered for, with a selection of primary and secondary schools rated highly in the area. These institutions are known for their commitment to providing excellent education and varied extracurricular activities, ensuring that families feel confident in the community's ability to offer strong educational foundations. Additionally, the area is serviced by reputable healthcare centres and professional services, securing peace of mind in terms of local amenities.



#### ACCOMMODATION

**LOUNGE** 4.23m x 3.62m (13'11" x 11'11")

**GALLEY KITCHEN** 3.28m x 2.4m (10'10" x 7'11")

**BEDROOM ONE** 4.11m x 3.63m (13'6" x 11'11")

#### THREE-PIECE BATHROOM

#### LEASEHOLD:-

Term:- 964 years left on a 999 year lease starting on 12th April 1990. Lease documents confirmed within the legal pack.

#### COUNCIL TAX BAND:-

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

#### HOW TO GET THERE:-

Postcode for sat navs: LE65 2JN

#### 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.

#### AUCTION DETAILS:-

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale. All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

#### AUCTION DEPOSIT & FEES

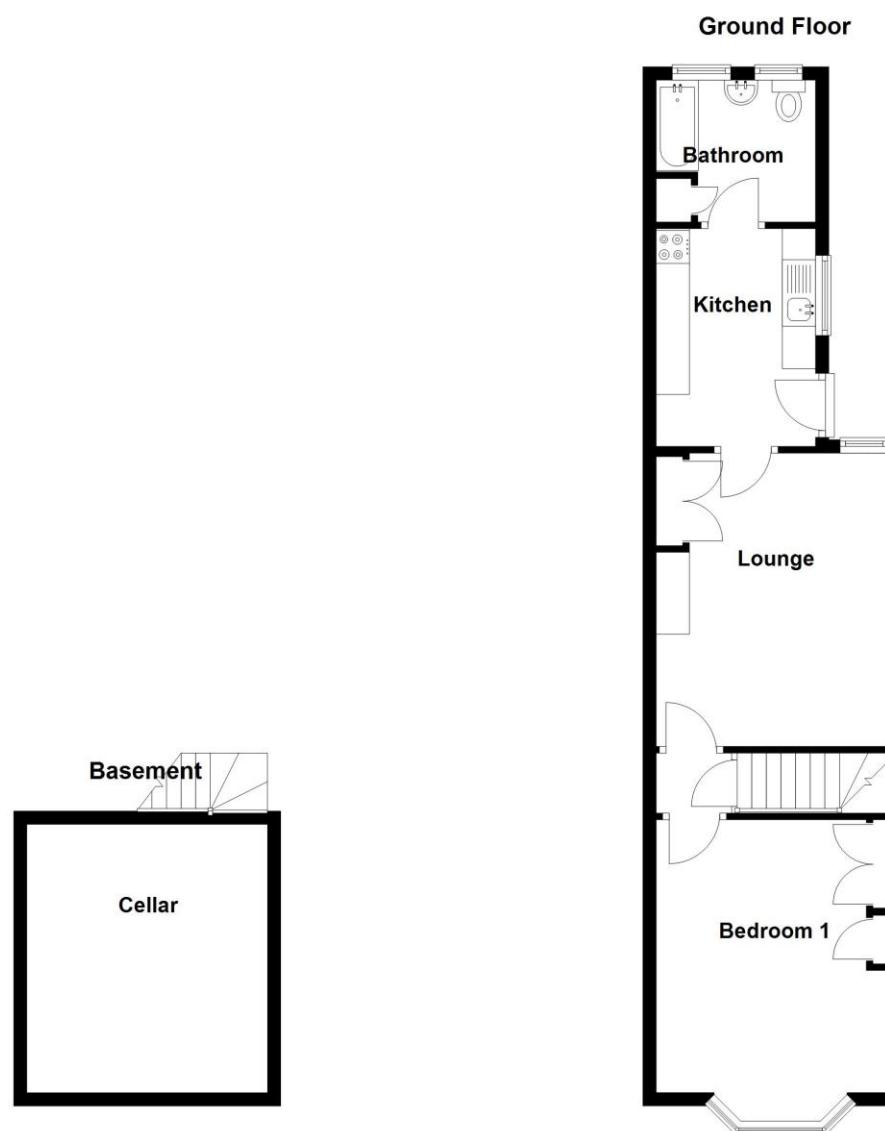
The following deposits and non- refundable auctioneers fees apply:

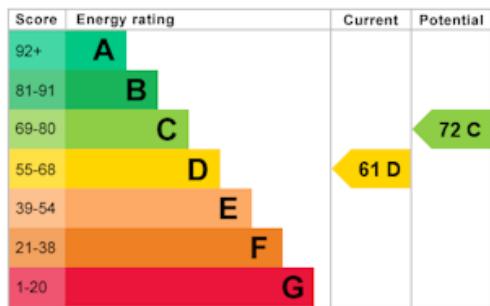
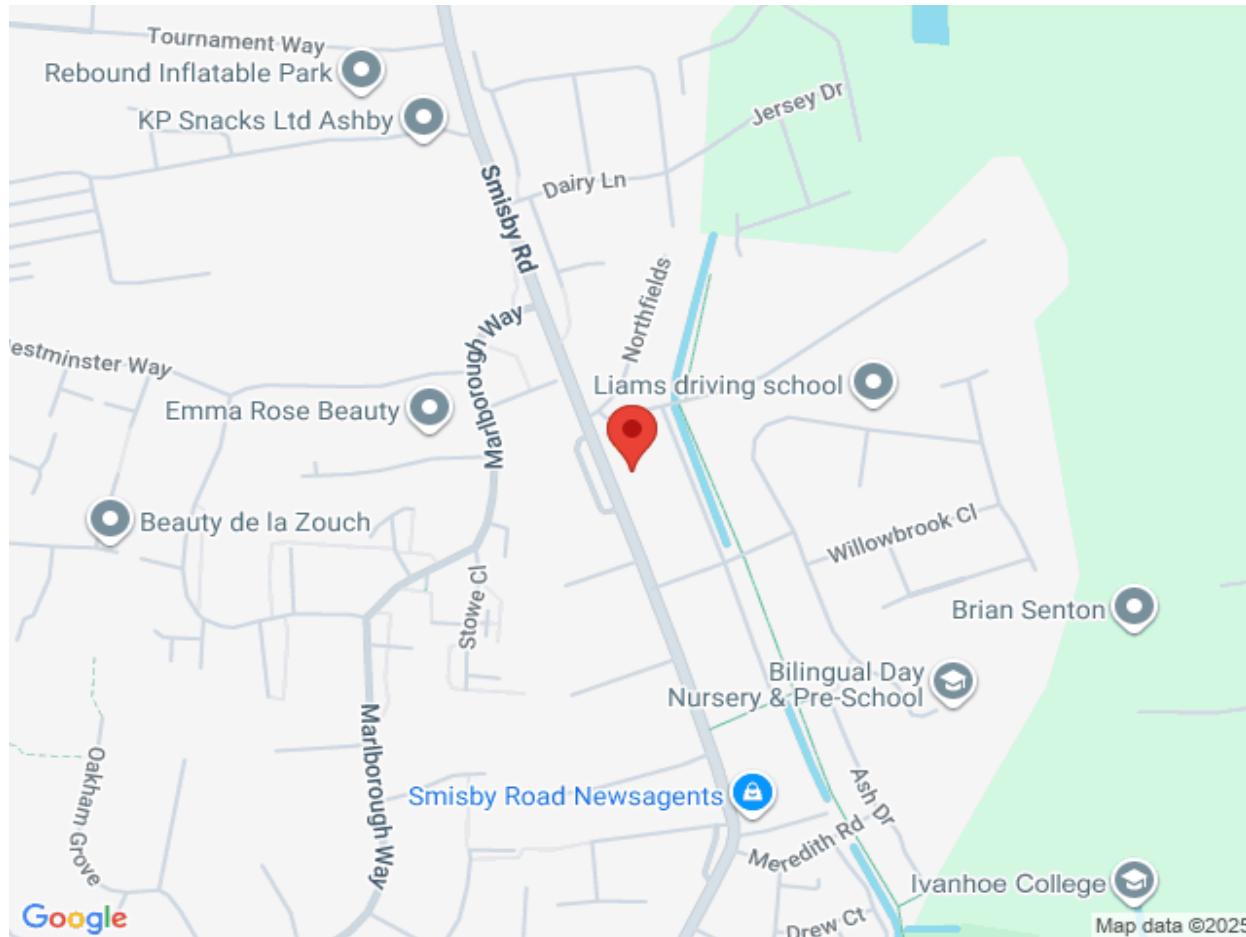
• 5% deposit (subject to a minimum of £5,000)

• Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.





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