

- CHAIN FREE!
- Spacious End Terrace House
- 3 Bedrooms
- Shower Room & Separate WC

- 20ft<sup>2</sup> Lounge/Diner
- Ample Off Street Parking
- Garage
- Popular Ashby Location

Somervell Road, DN16 3BB,  
£125,000







Offered for sale with NO ONWARD CHAIN in the popular Ashby area is this spacious end terrace house on Somervell Road. The property sits in a great location within easy access to local amenities, schools and bus routes. The spacious accommodation briefly comprises of 3 bedrooms, shower room and separate WC to the first floor, whilst downstairs boasts an entrance hall, lounge/diner overlooking the rear garden, kitchen with breakfast area and plenty of useful storage space. Additional features include a modern gas central heating boiler (new 2024), ample off street parking for numerous vehicles, garage and a generously sized rear garden. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: A





### Entrance Hall

Having uPVC double glazed front entrance door, uPVC double glazed window to the front aspect, radiator, coved ceiling and stairs rising to the first floor.

### Lounge/Diner

20' 2" x 11' 8" (6.14m x 3.55m)

Having uPVC double glazed sliding doors and window to the rear aspect, radiator, coved ceiling and feature fireplace.

### Kitchen

8' 9" x 8' 2" (2.66m x 2.49m)

Having uPVC double glazed window to the front aspect, coved ceiling, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven and hob, space for white goods and opening into further kitchen area/breakfast area.

### Further Kitchen/Breakfast Area

5' 0" x 6' 8" (1.52m x 2.03m)

Having uPVC double glazed window to the side aspect and wall mounted heater.

### Storage

5' 0" x 11' 8" (1.52m x 3.55m)

Having two uPVC double glazed windows to the side aspect.

### Rear Lobby

5' 0" x 5' 10" (1.52m x 1.78m)

Having uPVC double glazed door to the side aspect, sliding doors onto the rear garden and door into store room measuring 5ft x 3ft4.

### First Floor Landing

Having uPVC double glazed window to the front aspect, loft access, wall mounted heater and storage cupboard with boiler.

### Bedroom 1

11' 5" x 11' 9" (3.48m x 3.58m)

Having uPVC double glazed window to the rear aspect, radiator, coved ceiling and built in wardrobe.

### Bedroom 2

12' 3" x 11' 9" (3.73m x 3.58m)

Having uPVC double glazed window to the rear aspect, radiator, coved ceiling and built in cupboard.

### Bedroom 3

7' 8" x 9' 1" (2.34m x 2.77m)

Having uPVC double glazed window to the front aspect, coved ceiling and radiator.

### Shower Room

5' 5" x 5' 10" (1.65m x 1.78m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin and radiator.

### WC

4' 9" x 2' 8" (1.45m x 0.81m)

Having uPVC double glazed window to the front aspect and WC.

### Outside Front

Having off street parking for numerous vehicles to the front and side, double gates to the side lead to the garage and rear garden.

### Outside Rear

Having a garage with roller door, two sheds, paved areas, lawned garden and a range of shrubs/plants.

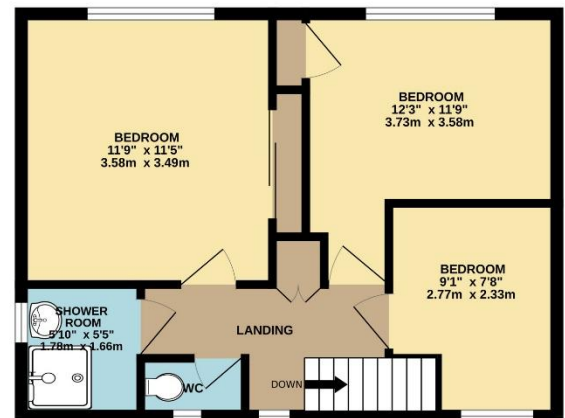
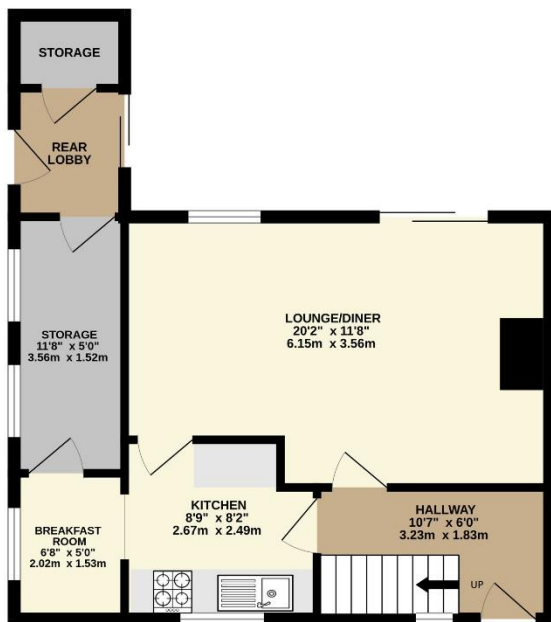






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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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