

# Wood Street

Ashby-de-la-Zouch, Leicestershire, LE65 1EG

John German



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£135,000

**A cosy period property with off road parking set just a few minutes' walk from vibrant Ashby town and its many amenities. Perfect for a first time buyer or buy to let landlord as there is a tenant in situ (currently let at £475 pcm).**

Embrace the lifestyle that living in the historic market town of Ashby offers, being able to walk into town along the many walks and pathways. A walk through the Bath Grounds in the summer is particularly pleasant for an early morning coffee in one of the many local coffee shops. With a choice of many local pubs and restaurants for a night out, a gentle stroll back is always welcome. Strategically, Ashby lies in the heart of the National Forest right in the middle of the country and is perfectly positioned for the busy commuter, with access via the M42 and M1 to many East and West Midlands towns and cities. Conkers, Moira Furnace and Hicks Lodge provide many leisure pursuits.

The property sits back from the main road with a block paved driveway to the fore providing off road parking. A panelled entrance door with arched fanlight opens to reveal a cosy sitting room with a feature period style fireplace sitting at the focal point of the room. There are exposed stripped floorboards, coving to the ceiling and a front facing window. A connecting door leads through to the kitchen that has base mounted cabinets running along three walls with complementary roll top work surfaces incorporating an electric hob with oven beneath and stainless steel sink with mixer tap. There is a quarry tiled floor, matching tiling to the walls and a stable door opening out onto the courtyard area. Off the kitchen, stairs rise to the first floor and here you will find a good sized double bedroom set to the front of the property with a half-height dado rail.

The bathroom is a great size finished in white and has not only a bath, WC and pedestal wash hand basin but also a separate standalone shower cubicle with electric shower over. There is complementary half height tiling to the walls with dado rail above and window to the rear.

Outside, the property has a shared access to the rear. There are two brick built outbuildings ideal for storage.

**Agents Note:** Although the property does not own the rear courtyard, the owners and tenants have enjoyed informal use as a sitting area. We recommend any prospective buyers to seek legal advice from their solicitor.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.nwleics.gov.uk](http://www.nwleics.gov.uk)

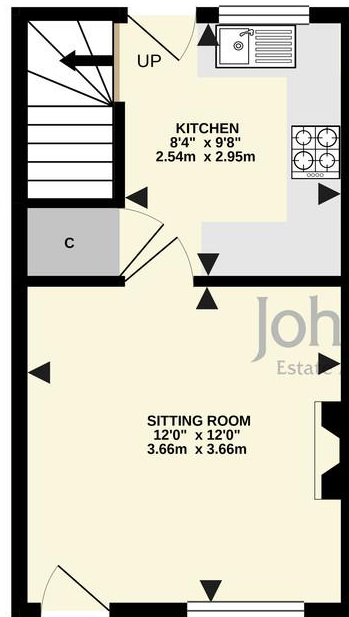
**Our Ref:** JGA/22112021

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band A

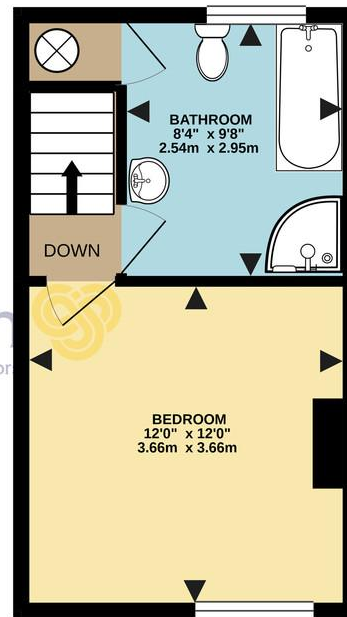




GROUND FLOOR



1ST FLOOR



John German  
Estate Agents & Chartered Surveyors

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Agents' Notes

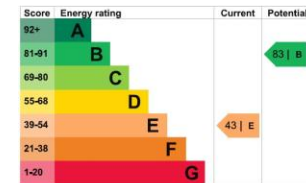
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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