25 Wheatley Close

| LE65 2AY | 50% Shared Ownership £122,500

ROYSTON & LUND

- Asking Price: £122,500 - 50% Shared Ownership
- Popular Location of Ashby-de-la-Zouch
- Ground Floor WC
- Off Road Parking & Rear Garden
- Monthly Rent Payable: £349.71 approx
- Two Bedroom Family Home
- Open Plan Kitchen/Living Room
- First Floor Family Bathroom
- Council Tax: B // EPC: B
- Leasehold

*** 50% Shared Ownership. £122,500. Full market value £245,000 ***

Situated within the popular market town of Ashby-de-la-Zouch, this attractive two-bedroom semi-detached home offers contemporary open-plan living, off-road parking and enclosed rear garden.

The front door opens directly into a bright and spacious open-plan kitchen, living and dining room. Positioned at the front, the fitted kitchen offers a range of modern units, ample worktop space and integrated cooking appliances. Beyond, the well-proportioned living and dining area provides plenty of room for both relaxing and entertaining, with double patio doors allowing natural light to fill the space while providing views and direct access to the garden. A convenient ground-floor WC completes the accommodation on this level.

The first floor comprises two well-proportioned bedrooms, including a principal double bedroom. Both rooms are served by a modern three-piece family bathroom with a bath and overhead shower.

Outside, the enclosed rear garden is predominantly laid to lawn, complemented by a paved patio that provides an ideal setting for outdoor seating and dining. Wooden fencing surrounds the garden, while off-road parking is available to the side of the property.

Well presented throughout, this appealing home is perfectly suited to first-time buyers, couples or those seeking a convenient Ashby-de-la-Zouch location.

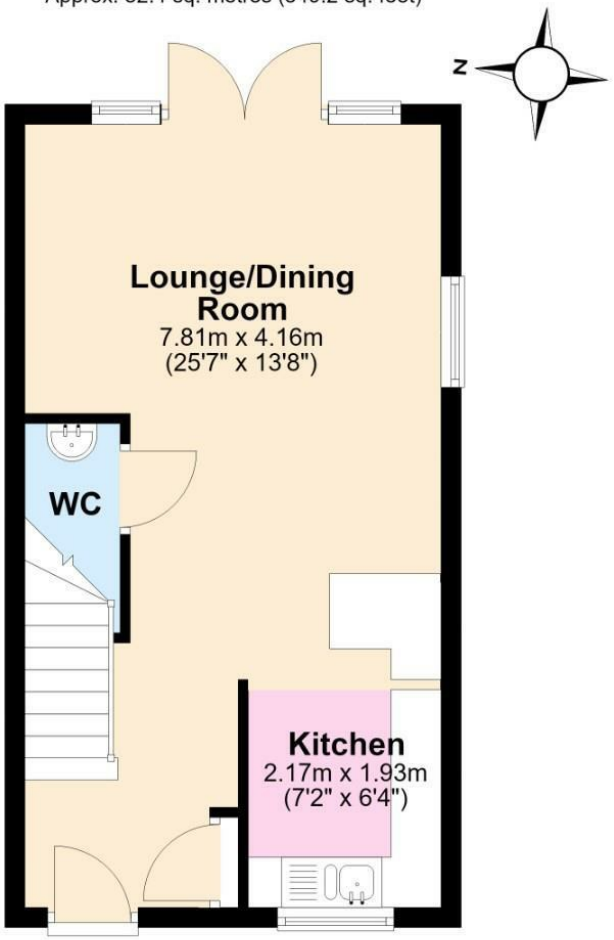
For more information: https://reports.sprift.com/property-report/?access_report_id=5659883

**Buyers Note: 50% Shared Ownership. £122,500. Full market value £245,000.
Housing association: Heylo Housing
Lease: 125 years from 27th November 2020. 119 years remaining
Rent: 349.71 p/m
Lease Management Fee: £26.08 p/m
Buildings insurance: £9.65 p/m
Review period: annually

Leasehold

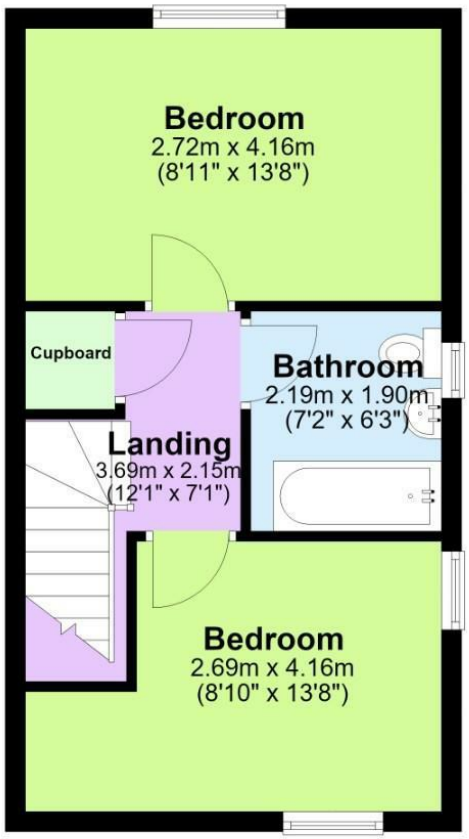
Ground Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



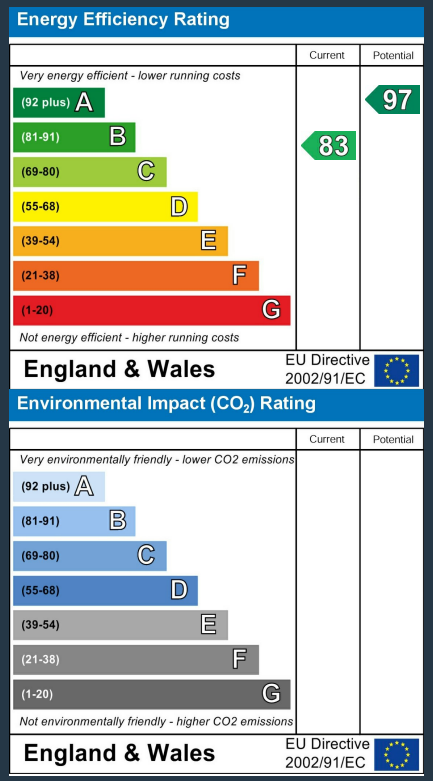
Total area: approx. 64.9 sq. metres (698.3 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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