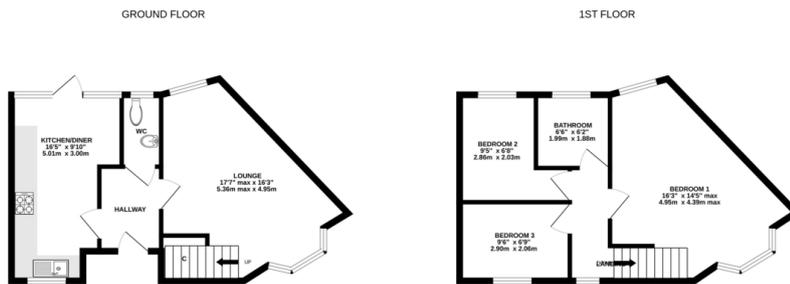




## FOR SALE

3 Bed Semi Detached House in Ash Drive, Ashby-de-la-Zouch LE65 2JX  
Offers Over £250,000

\*\*\* No Chain \*\*\* Nestled at the end of a quiet cul-de-sac is this modern three bedroom semi detached family home. The property has been recently redecorated throughout. The accommodation comprises entrance hall, kitchen diner, lounge, downstairs w.c., three bedrooms, family bathroom, rear garden and allocated parking space.



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 misstatement. This plan is for guidance 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

- No Chain
- Semi Detached
- Quiet Cul-De-Sac Location
- Three Bedrooms
- Allocated Parking Space
- Well Presented Throughout
- Modern Build
- Convenient Location

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

