



- CHAIN FREE!
- Popular Ashby Location
- Semi Detached House
- 3 Bedrooms

- Lounge/Diner
- Ample Off Street Parking
- Generous Rear Garden
- Fantastic Amenities Nearby

Collum Gardens, DN16 2SY,  
£155,000







Starkey&Brown are delighted to offer for sale this semi detached house with NO ONWARD CHAIN in the popular location of Ashby. The accommodation briefly comprises of 3 bedrooms and a bathroom to the first floor, whilst downstairs boasts an entrance hall, kitchen and lounge opening into dining room with French doors. The property is ideally positioned on a good size plot with the outside space having off street parking for numerous vehicles, and a good size rear garden offering an excellent degree of privacy. A fantastic location nearby to a huge range of amenities including supermarkets, shops, doctors, weekly market, pubs, takeaways, bus routes and much more, call today to view! Freehold. Council tax band: A





### Entrance Hallway

Having uPVC double glazed doors to the front and side aspects, radiator, coved ceiling and stairs rising to the first floor.

### Lounge

12' 0" x 10' 3" (3.65m x 3.12m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling, feature fireplace and opening into:

### Dining Room

11' 0" x 13' 6" (3.35m x 4.11m)

Having uPVC double glazed French doors to the rear aspect, radiator and coved ceiling.

### Kitchen

7' 10" x 9' 8" (2.39m x 2.94m)

Having uPVC double glazed window to the side aspect, radiator, coved ceiling, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space/plumbing for white goods.

### First Floor Landing

Having uPVC double glazed window to the side aspect and loft access.

### Bedroom 1

11' 0" x 13' 6" (3.35m x 4.11m)

Having uPVC double glazed window to the rear aspect and radiator.

### Bedroom 2

12' 0" x 10' 2" (3.65m x 3.10m)

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

### Bedroom 3

7' 10" x 9' 9" (2.39m x 2.97m)

Having uPVC double glazed window to the rear aspect and radiator.

### Bathroom

6' 9" x 5' 2" (2.06m x 1.57m)

Having uPVC double glazed window to the front aspect, panelled bath with shower over, wash hand basin, WC and heated towel rail.

### Outside Front

Having ample off street parking for numerous vehicles, front garden and access to the rear of the property.

### Outside Rear

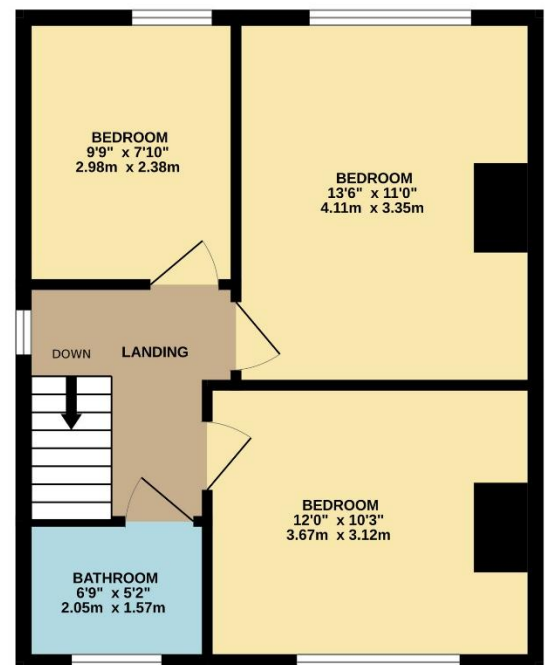
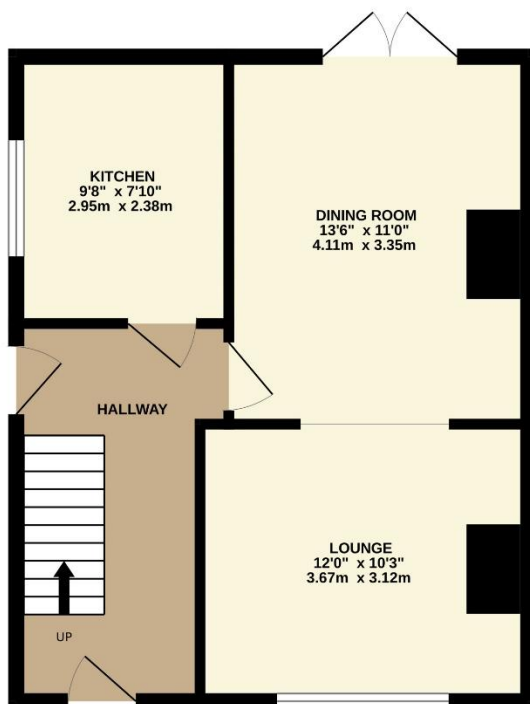
The generously sized lawned garden is not directly overlooked from the rear aspect, there's also a paved patio area and fenced surround.





GROUND FLOOR

1ST FLOOR



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Important Information:

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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