



Tamworth Road, Ashby-De-La-Zouch



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£209,950



Key Features

- Two-Bedroom Character Cottage
- Seamlessly Blending Traditional Features with Modern Comforts
- 21ft Lounge/Diner + Wood Burner
- Fitted Kitchen
- Modern Refitted Three-Piece Bathroom + Additional Shower Room
- Conveniently Located near Ashby's Town Centre
- EPC rating U





Welcome to Tamworth Road, a charming character cottage nestled in the heart of Ashby-de-la-Zouch. This beautifully restored two-bedroom terrace house offers a seamless blend of traditional features and modern comfort, perfect for first-time buyers or those looking to downsize.

Step into the generous open plan living accommodation spanning over 21ft, bathed in natural light from dual aspects. This area, featuring an exposed brick chimney breast and a classic Victorian range cooker, is ideal for entertaining. The lounge area boasts a cosy wood-burning stove, perfect for chilly evenings. The adjoining quaint kitchen is well-equipped with ample cabinets, contrasting worktops, and includes a dishwasher for your convenience.

The ground floor bathroom is elegantly refitted, offering a relaxing space with a panelled bathtub and fully tiled splashbacks. Upstairs, two spacious bedrooms provide ample fitted storage, with the stylish three-piece shower room adding modern convenience.

Outside, enjoy the low-maintenance garden with a paved patio, ideal for outdoor gatherings under ambient lighting. The property features wrought iron fencing and maturing shrubs, with shared gated access leading to a private rear garden. There is potential to rent off-road parking beyond the rear wall.

This delightful home, offered with no upward chain, is a rare find close to Ashby's town centre. Don't miss this inviting opportunity—contact our team for a viewing today!

Ashby-de-la-Zouch is a charming market town situated in the heart of the National Forest in Leicestershire. Known for its rich history, the town features an array of attractive period buildings and offers a picturesque environment perfect for those looking to enjoy a mix of rural and urban living. Visitors and residents alike can explore Ashby Castle, a historic landmark that whispers tales of centuries gone by, or take relaxing walks through the well-maintained parks and green spaces that grace the area.

The town centre of Ashby-de-la-Zouch is just a short stroll from Tamworth Road, providing convenient access to a vibrant selection of shops, boutiques, and amenities. Whether you're looking for cosy cafes, traditional pubs, or fine dining restaurants, Ashby offers a variety of culinary delights to satisfy all tastes. The vibrant local market also provides an opportunity to support local businesses and acquire fresh produce and handmade goods.

For families, Ashby-de-la-Zouch boasts a range of highly regarded schools and educational facilities, ensuring that young learners have excellent academic resources close at hand. Furthermore, the area offers various leisure and cultural activities, from community sports clubs to the Ashby Arts Festival, fostering a sense of community and engagement for residents.

Transport links from Ashby-de-la-Zouch make commuting straightforward, with easy access to major road networks such as the M42 and M1, facilitating trips to nearby cities like Birmingham, Nottingham, and Leicester. For those who prefer public transport, efficient bus services connect the town to surrounding areas, making it convenient for both work and leisure travel.

ACCOMMODATION

LOUNGE/DINER 6.44m x 3.7m (21'1" x 12'1")

FITTED KITCHEN 2.91m x 2.1m (9'6" x 6'11")

REAR LOBBY 1.45m x 1.02m (4'10" x 3'4")

REFITTED GROUND FLOOR BATHROOM 2.06m x 1.68m (6'10" x 5'6")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.45m x 3.11m (11'4" x 10'2")

BEDROOM TWO 3.19m x 1.95m (10'6" x 6'5")

STYLISH SHOWER ROOM 3.16m x 0.85m (10'5" x 2'10")

COUNCIL TAX BAND:-

The property is believed to be in council tax band: A

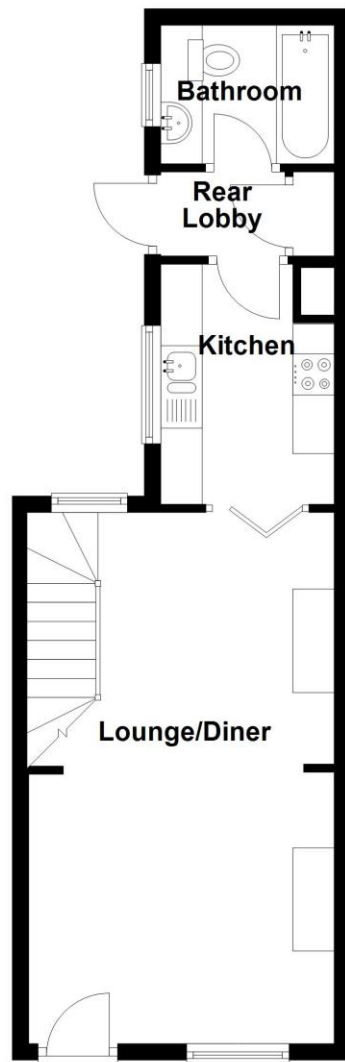
HOW TO GET THERE:-

Postcode for sat navs: LE65 2PR

PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Ground Floor



First Floor



