99 Marlborough Way
Ashby-De-La-Zouch, LE65 2QH
£209,950

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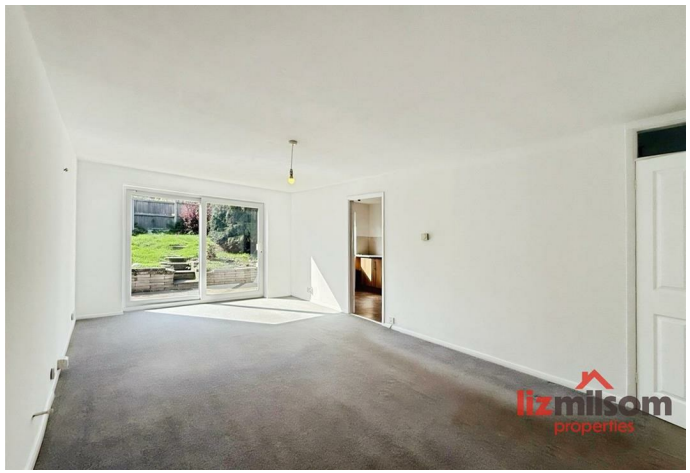
** LIZ MILSOM PROPERTIES ** are delighted to offer this TWO-BEDROOM DETACHED BUNGALOW, situated in a popular residential area close to Ashby-de-la-Zouch town centre. The property benefits from UPVC double glazing, gas central heating, a fitted kitchen with open-plan Lounge/Diner, two DOUBLE Bedrooms and a family Bathroom. Outside, there is a DETACHED SINGLE GARAGE, off-road parking with an enclosed rear garden. OFFERED WITH NO UPWARD CHAIN - Viewing is highly recommended. EPC Rating "TBC"/Council Tax Band "C".....

- Two-bedroom DETACHED BUNGALOW
- Spacious Lounge/Diner
- Two DOUBLE Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- NO UPWARD CHAIN
- Fitted Kitchen
- Family Bathroom
- Detached GARAGE
- Close to Ashby-de-la-Zouch Town Centre



Location
The historic market town of Ashby de la Zouch is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations beyond and Nottingham East Midland Airport at Castle Donington. The town boasts a wealth of main high street shops, banks and building societies, together with individual boutique shops offering a selection of shopping opportunities. Popular schooling includes four primary schools, middle school and Ashby School with associated sixth form and boarding facilities.

Overview - Internal Accommodation
The property is entered via a UPVC side entrance door into the reception hallway, with access to the lounge/diner, kitchen, two bedrooms and family bathroom. The rear-facing lounge/diner features carpeted flooring, two centre light points, a TV point and patio doors leading to the rear garden and patio area. The fitted kitchen offers a good range of oak-style wall and floor units, space for appliances, a stainless-steel sink and drainer with mixer tap, and includes an electric oven, gas hob and extractor, with the boiler also located here. Both bedrooms are positioned at the front of the property, with Bedroom One offering a spacious principal bedroom and Bedroom Two providing comfortable double-bed accommodation. The property is completed by a three-piece white family bathroom.

Overview - Outside Front
The property is set well back from the road behind a lawned front garden, with a side block-paved driveway providing ample off-road parking. A detached single garage features an up-and-over door, power and lighting, along with a rear service door providing access to the rear garden.

Overview - Outside Rear
The rear garden features a spacious patio area with steps leading up to an established lawned garden, complemented by mature trees, planted borders and a useful summer house.

Reception Hallway

Spacious Lounge/Diner
20'3" x 11'11" (6.19m x 3.65m)

Fitted Kichen
11'8" x 8'0" (3.56m x 2.45m)

Bedroom One
15'7" x 11'9" (4.75m x 3.59m)

Bedroom Two
11'6" x 7'11" (3.53m x 2.43m)

Family Bathroom
8'7" x 5'10" (2.63m x 1.80m)

Viewing Strictly Through Liz Milsom Properties
To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITVE FIXED FEES.

Available:
9.00 am – 5.30 pm Monday - Thursday
9.00 am - 5.00 pm Friday
9.00 am – 2.00 pm Saturday
Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

Disclaimer
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

** PLEASE NOTE WE HAVE ADDED ENHANCED IMAGES TO SHOW THE POTENTIAL IN THE PROPERRTY **

AML for Property Details
ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

Making An Offer
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

Property to Sell? Then why pay more?....

At Liz Milsom Properties, we provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. Put your trust in us, we have a proven track record of success – offering straight forward honest advice and extremely competitive fees.

Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Services
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Tenure
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

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GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.

TOTAL FLOOR AREA : 783 sq.ft. (72.8 sq.m.) approx.

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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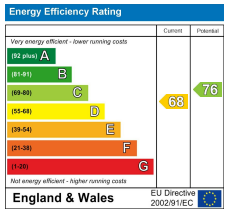
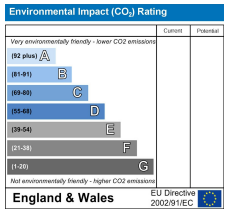
Directions

For SatNav purposes followed LE65 2QH





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COUNCIL TAX

Band: C
The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.

THE TEAM
Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION
NOTE: 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 you are contemplating travelling some distance to view the property.

MONEY LAUNDERING
All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME
Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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