



43 Jersey Drive

| LE65 2AZ | Offers In The Region Of £275,000

ROYSTON  
& LUND



- Offers in the Region of £275,000
- Immaculately Presented Throughout
- Large Kitchen/Breakfast Room with Integrated Appliances
- Walking Distance to the Centre Of Ashby
- EPC Rating B - Freehold
- Three Bedroom Semi Detached Home
- En-Suite Shower Room, Family Bathroom
- Dual Aspect Lounge/diner with Double Patio Doors to the Rear Garden
- South/East Facing Garden Ready for Personal Landscaping
- Council Tax Band C





**\*\* No Upward Chain \*\***

A recently built three bedroom semi detached home on a modern development in Ashby de la Zouch. Situated down a quiet cul de sac with off street parking for two vehicles, this home is ready to move into and is conveniently located close to the centre of Ashby.

Entering into the hallway that benefits from a downstairs WC, there is access into the kitchen/breakfast, lounge and stairs to the first floor. The kitchen area features a range of fully integrated appliances including a oven, hob, extractor fan. The dual aspect lounge/diner to rear of the property has double patio doors to the south/east facing garden.

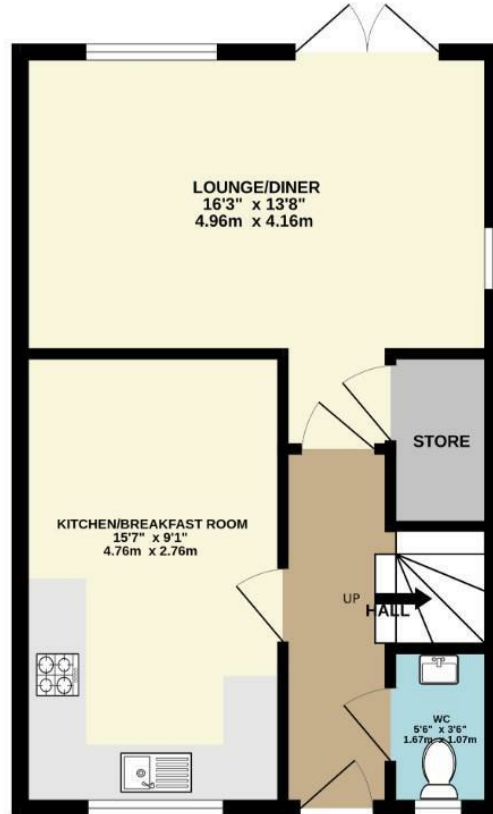
To the first floor there are three double bedrooms, the principle bedroom benefiting from an en-suite shower room and built-in wardrobe. A three piece bathroom consisting of a bath with shower overhead, WC and wash basin complete the first floor.

At the rear there is a garden with a patio area, the remainder is prepared and ready for landscaping, the vendor will be laying to turf. There is parking for 2 vehicles to the side of the property.

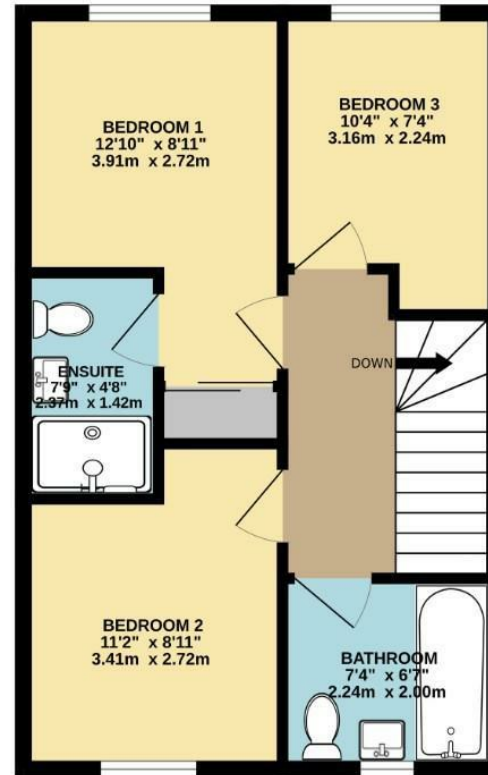




GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 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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EPC

Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 96        |
| (81-91) B                                   | 84      |           |
| (69-80) C                                   |         |           |
| (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

Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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