



Court 22, Wood Street, Ashby



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£165,000



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### Key Features

- Charming One-Bedroom End Terrace Cottage
- In the Heart of Ashby-de-la-Zouch
- Ideal for First-Time Buyers or Investors
- Cosy Lounge
- Refitted Shaker-Style Kitchen
- Separate Garden Room
- EPC rating D
- Freehold





Welcome to Wood St, Ashby-de-la-Zouch - where quaint charm meets modern comfort! This delightful end terrace cottage is an ideal purchase for first-time buyers or investors. Nestled in the heart of Ashby, this home is as welcoming as it is picturesque.

Step inside to discover a cosy lounge, perfect for unwinding by the wood-burning stove under charming beamed ceilings. The layout leads you to a tastefully designed Shaker-style kitchen, fitted with sleek cabinets, oak-effect worktops, and a convenient breakfast bar for your morning brew.

Upstairs, a generously sized double bedroom offers ample fitted storage, complemented by a luxuriously appointed modern bathroom. Outside, escape to your private landscaped courtyard garden, featuring raised flower beds and an extensive paved patio - a serene, low-maintenance oasis designed for relaxation.

Tucked down a private driveway, this home offers a peaceful retreat whilst being just a stone's throw from the vibrant market town. Embrace the perfect blend of quiet living and community spirit at Wood St. Call our team today to arrange your viewing! Please note there is no allocated parking with the property.

Nestled in the charming market town of Ashby-de-la-Zouch, this delightful cottage benefits from its prime location amidst a tapestry of history and modern convenience. Known for its rich heritage and bustling community, Ashby-de-la-Zouch combines the quaint feel of a traditional English town with a lively array of shops, restaurants, and cafes. The cottage's location, just a short walk from the town centre, means you're perfectly positioned to enjoy all that this vibrant area has to offer.

Ashby-de-la-Zouch is steeped in history, with the majestic Ashby Castle just on the town's doorstep. This historic town not only provides you with an insight into Britain's medieval past but also hosts regular cultural events and fairs that breathe life and warmth into the community. For families and professionals alike, the town offers a great selection of schools and health amenities, making it a practical yet characterful place to settle.

The area is also well-connected, with easy access to major motorways such as the M42 and M1, making journeys to nearby cities like Leicester, Derby, and Nottingham convenient. In addition, East Midlands Airport is only a short drive away, opening up international destinations with ease for both business and leisure travel. Living here means you can enjoy the tranquillity of a small town while never being far from urban excitement and global travel.



#### ACCOMMODATION

LOUNGE 3.7m x 3.46m (12'1" x 11'5")

REFITTED KITCHEN 3.5m x 2.22m (11'6" x 7'4")

GARDEN ROOM 2.83m x 2.15m (9'4" x 7'1")

#### FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.73m x 3.5m (12'2" x 11'6")

STYLISH BATHROOM 2.22m x 1.58m (7'4" x 5'2")

#### COUNCIL TAX BAND:-

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

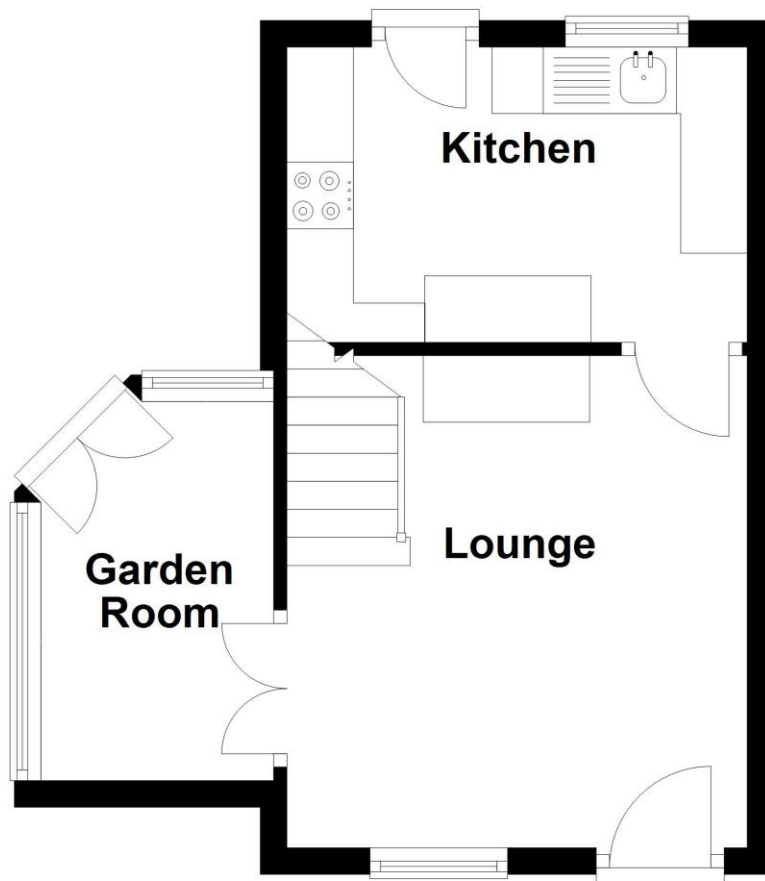
#### HOW TO GET THERE:-

Postcode for sat navs: LE65 1EJ

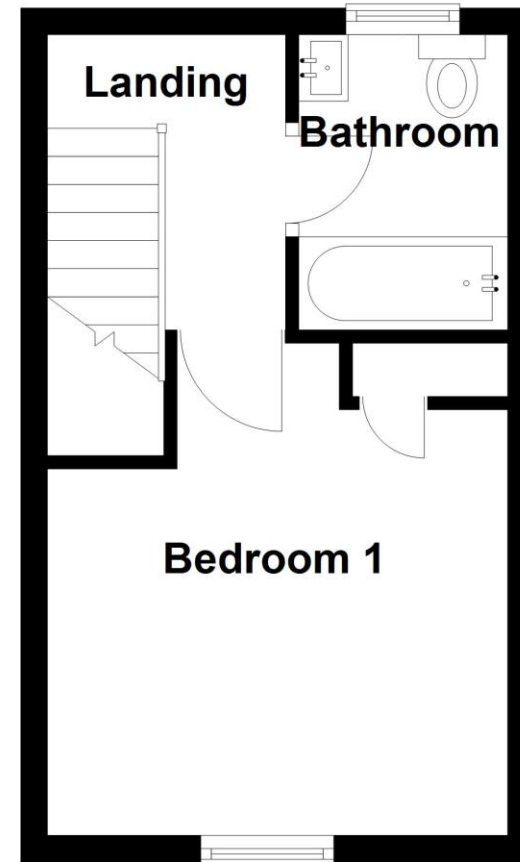
#### PLEASE NOTE:-

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

