

25, Drew Court, Ashby de la Zouch, Leicestershire, LE65 2JB

HOWKINS & HARRISON

25, Drew Court,
Ashby de la Zouch,
Leicestershire, LE65 2JB

Guide Price: £210,000

A smartly presented two-bedroom home offering modern, well-kept accommodation in a convenient Ashby-de-la-Zouch setting. The ground floor includes a fitted kitchen, useful WC and a spacious living room with French doors opening directly onto the rear garden, while upstairs are two well-proportioned bedrooms and a contemporary bathroom. The property is finished in a clean, neutral style throughout and further benefits from allocated off-road parking to the rear, making it an appealing, low-maintenance home that is ready to move straight into.

Features

- Ready to move into mid town house
- Two well-proportioned bedrooms
- Modern fitted kitchen with appliances
- Spacious living room with French doors
- Contemporary first-floor bathroom
- Convenient Ashby town location
- Close to amenities and ideal for commuting















Location

Conveniently positioned within a popular residential development on the edge of Ashby-de-la-Zouch town centre, Drew Court enjoys excellent access to a wide range of amenities and transport links. The historic market town centre is within easy walking distance and offers an excellent selection of shops, cafés, restaurants and everyday facilities, together with highly regarded schooling including Ashby School and Ivanhoe College. For commuters, the property is ideally placed for swift access to the A42/M42 motorway network, connecting to Birmingham, Nottingham, Leicester and the M1 corridor, while East Midlands Airport is approximately 11 miles away. Mainline rail services are available from nearby Burton upon Trent, Tamworth and East Midlands Parkway stations, providing convenient links to London and other major cities.









Accommodation Details

The front door opens into the entrance hall, with the ground floor WC and staircase positioned to the left and the kitchen immediately to the right. The kitchen is fitted with a modern range of gloss units, wood-effect work surfaces, integrated oven and gas hob, with space for further appliances. Continuing through, the living room is a bright and well-proportioned reception space, with French doors opening directly onto the rear garden and providing a good connection between the house and outside space.

Upstairs, the landing gives access to two well-proportioned bedrooms and a contemporary bathroom fitted with a bath and shower over, WC, wash hand basin and heated towel rail.

Outside

Externally, the property benefits from a rear garden and allocated off-road parking positioned to the rear.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.







Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

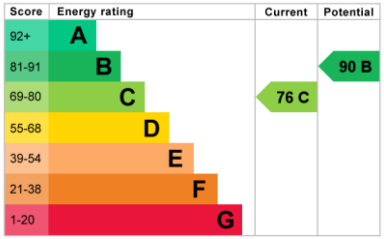
Services

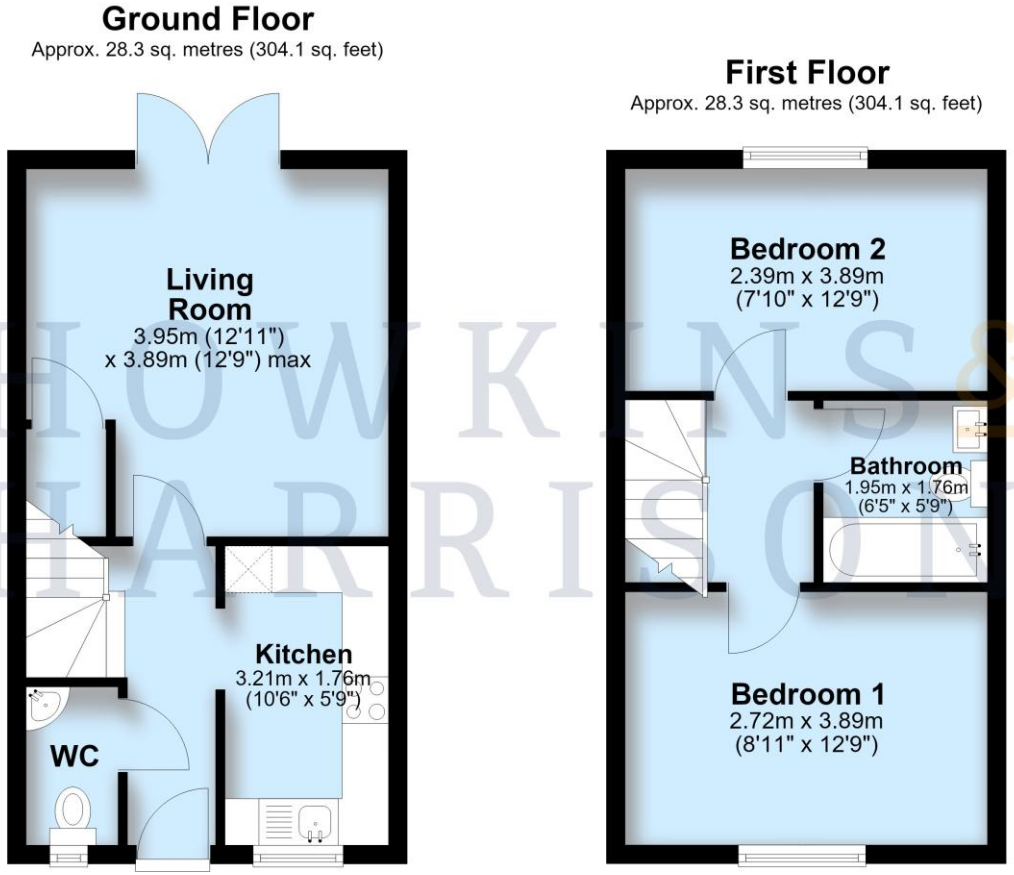
None of the services have been tested. We are advised that the property benefits from mains water, drainage gas and electricity are connected to the property. The central heating is gas fired.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax Band - B





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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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