



30, Wood Street, Ashby-De-La-Zouch, Leicestershire, LE65 1EG

HOWKINS &  
HARRISON

30, Wood Street,  
Ashby-De-La-Zouch,  
Leicestershire, LE65 1EG

Guide Price: £160,000

A charming mid-terrace Victorian cottage ideally positioned within easy walking distance of Ashby-de-la-Zouch town centre and its excellent range of shops, cafés, restaurants and everyday amenities. Enjoying a highly convenient setting, the property offers well presented accommodation extending to 605 sqft, together with a generous and established rear garden featuring a variety of mature planting and useful rear access. The accommodation includes a spacious living room, fitted kitchen, double bedroom and first floor bathroom, making it an ideal first-time purchase or investment opportunity within this highly regarded market town.

#### Features

- A charming Victorian mid-terrace cottage
- Walking distance to Ashby town centre
- Spacious living room with natural light
- Useful rear access to garden
- Mature rear garden
- Ideal first-time purchase or investment
- Offered for sale with no upward chain



## Location

30 Wood Street enjoys a convenient position close to the centre of the historic market town of Ashby-de-la-Zouch, renowned for its attractive period architecture, excellent amenities and strong community feel. The town offers a comprehensive range of independent shops, cafés, restaurants, public houses and supermarkets, together with well regarded schooling for all ages. The surrounding area also benefits from attractive countryside walks and access to the nearby National Forest. The property is also well placed for commuters, with excellent access to the A42/M42 motorway network.

### Distances:

Burton upon Trent – 8 miles

Loughborough – 12 miles

Derby – 16 miles

Leicester – 20 miles

Nottingham – 28 miles

Birmingham – 35 miles

East Midlands Airport – 10 miles

Burton upon Trent Railway Station – 8 miles

East Midlands Parkway Railway Station – 14 miles

A42/M42 Junction – 2 miles



## Accommodation Details – Ground Floor

A uPVC entrance door opens into the hallway, with a staircase rising to the first floor and a door to the right leading into the living room. This comfortable reception space enjoys natural light from the front elevation and is centred around a feature fireplace, whilst also benefitting from a large understairs storage cupboard. To the rear, a door opens into the kitchen, which is fitted with a range of wall and base mounted units together with complementary work surfaces and space for appliances. A rear door provides direct access into the garden.

To the first floor, the landing gives access to a double bedroom positioned to the front elevation, together with the bathroom, fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

## Outside

Externally, the property benefits from a generous and established rear garden incorporating patio and mature planting. To the rear of the garden there is useful pedestrian access, providing practicality for bins, bicycles and general day-to-day access.

## 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 main water, drainage, gas and electricity which are connected to the property. The central heating is gas fired with a combi boiler also serving the shower.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax Band - A

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AWAITING EPC

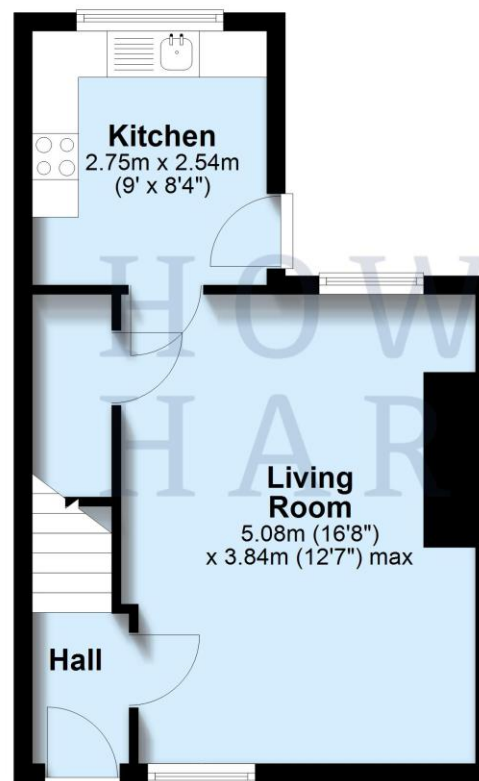
## Howkins & Harrison

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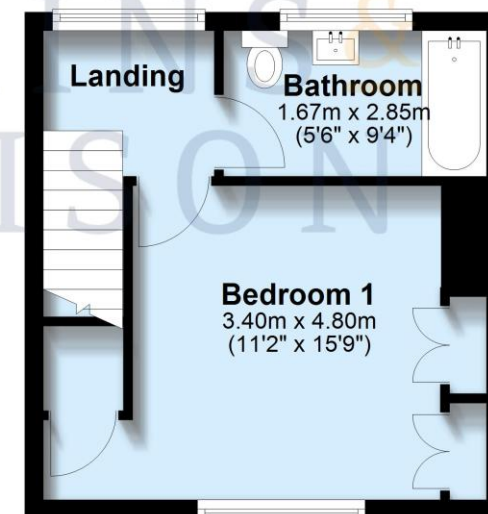
## Ground Floor

Approx. 31.6 sq. metres (340.4 sq. feet)



## First Floor

Approx. 24.6 sq. metres (265.3 sq. feet)



Total area: approx. 56.3 sq. metres (605.7 sq. feet)

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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