

Marlborough Way

Ashby-De-La-Zouch, LE65 2NN

Price Guide £185,000

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To be sold via NATIONAL TIMED ONLINE AUCTION
BIDDING OPENS: 13:00 on Monday 19th October 2026
AUCTION ENDS: 13:00 or before on Tuesday 20th October 2026

Visit auctionhouse.co.uk/leicestershire

A good sized, well presented mid town house in a convenient location, close to the centre of Ashby town. Gas central heating and double glazing. The property has a very large lounge, fitted kitchen and large utility/bedroom 4 on the ground floor together with a cloak/WC. Three double bedrooms and a bathroom with a separate WC on the first floor. Pleasant rear gardens.







Entrance Hall 5'10" x 12'4" (1.78m x 3.76m)

Lounge 21'8" x 16'7" m max 12'4" min (6.62m x 5.08 m max 3.76m min)

Kitchen 12'4" x 6'11" (3.76m x 2.12m)

Utility/Bedroom 4 16'6" x 7'8" (5.05m x 2.36m)

Cloak/WC

Conservatory 13'5" x 5'2" (4.10m x 1.58m)

First Floor

Bedroom 1 12'5" x 10'9" (3.79m x 3.28m)

Bedroom 2 13'5" x 10'7" (4.11m x 3.25m)

Bedroom 3 11'11" x 8'1" (3.65m x 2.47m)

Shower Room

Separate WC

Outside
Forecourt parking to the front and pleasant enclosed rear gardens,

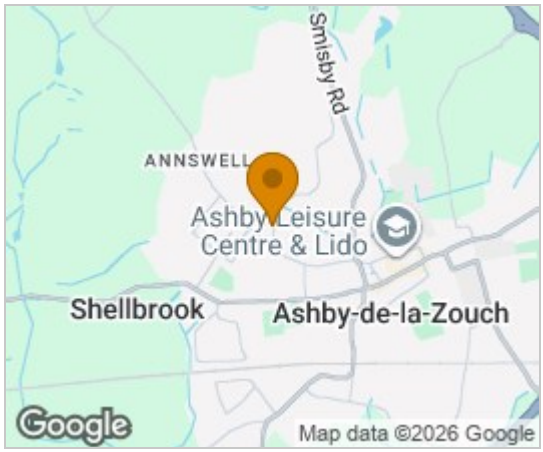
Property Information
Tenure: Freehold
Local Authority: North West Leicestershire District Council
Council Tax Band: C
Type of Construction: Traditional
Services: The property is offered to the market with all mains services and gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.
Flood Risk: Very Low
NB: The loft has had spray foam insulation applied

Buyer's Administration Fee
The successful buyers will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

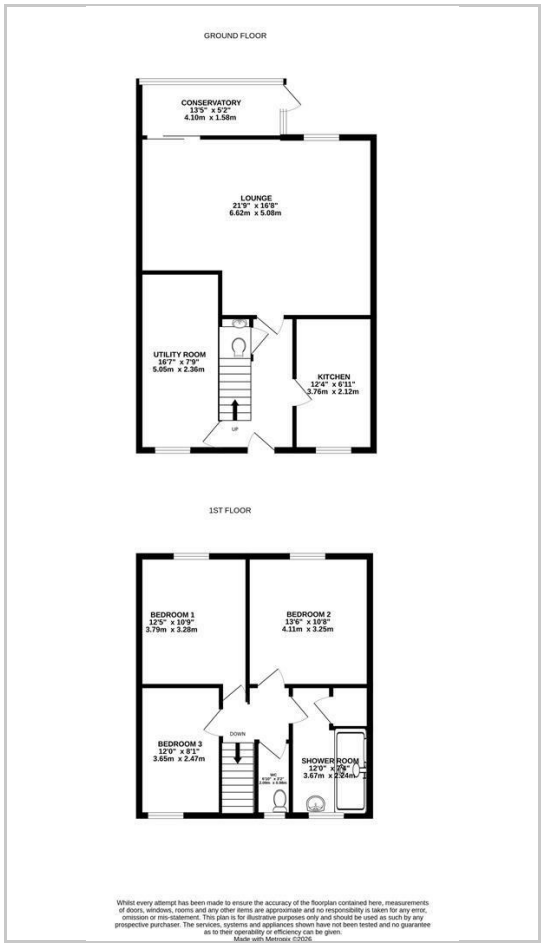
Buyer's Premium
The successful buyer will be required to pay an auction administration fee of £1560.00 inc VAT (£1300.00 + VAT)

Disbursements
Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

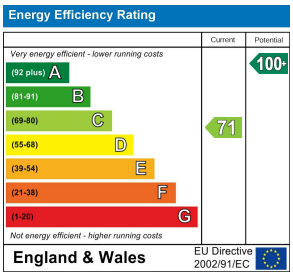
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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