





**** GREAT OPPORTUNITY IN THE POPULAR HISTORIC TOWN OF ASHBY-De-La-ZOUCH **** GOOD SIZE REAR GARDEN AND AMPLE PARKING **** This property is available to buyers under the section 106 Affordability Scheme for Eligible Local Buyers. In brief the property offers a hall with guest cloakroom, lounge kitchen diner, three bedrooms, en suite and a family bathroom. Ample parking to the front and side and a good size rear garden.



HALL

Entrance door into the hall with doors to -

CLOAKROOM

Upvc double glazed window, living flame coal effect gas fire with surround, radiator and door to -

INNER HALL

Stairs to the first floor, radiator and door to the dining area.

DINER

Radiator and upvc double glazed doors onto the garden, open through to -

KITCHEN

Fitted wall mounted, base and drawer units with works surfaces and a sink and drainer unit. Fitted electric double oven with gas hob, plumbing and space for a washing machine and space for a fridge freezer. Upvc double glazed window.

BEDROOM 1

Wardrobes, radiator, upvc double glazed window.

EN SUITE

Shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.

BATHROOM

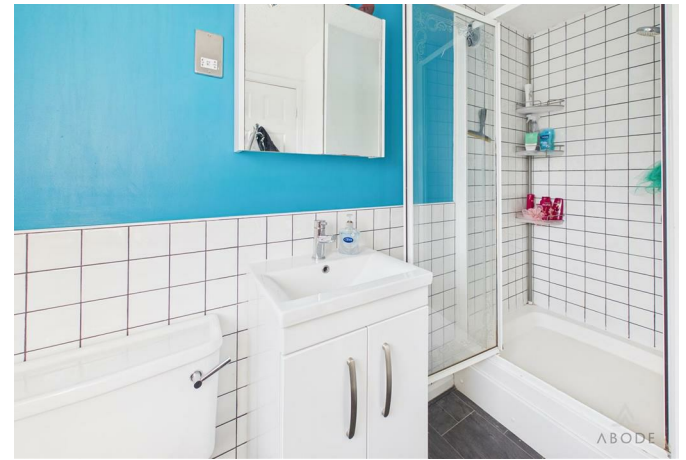
Panel enclosed bath, wash hand basin, low flush wc and radiator.

OUTSIDE

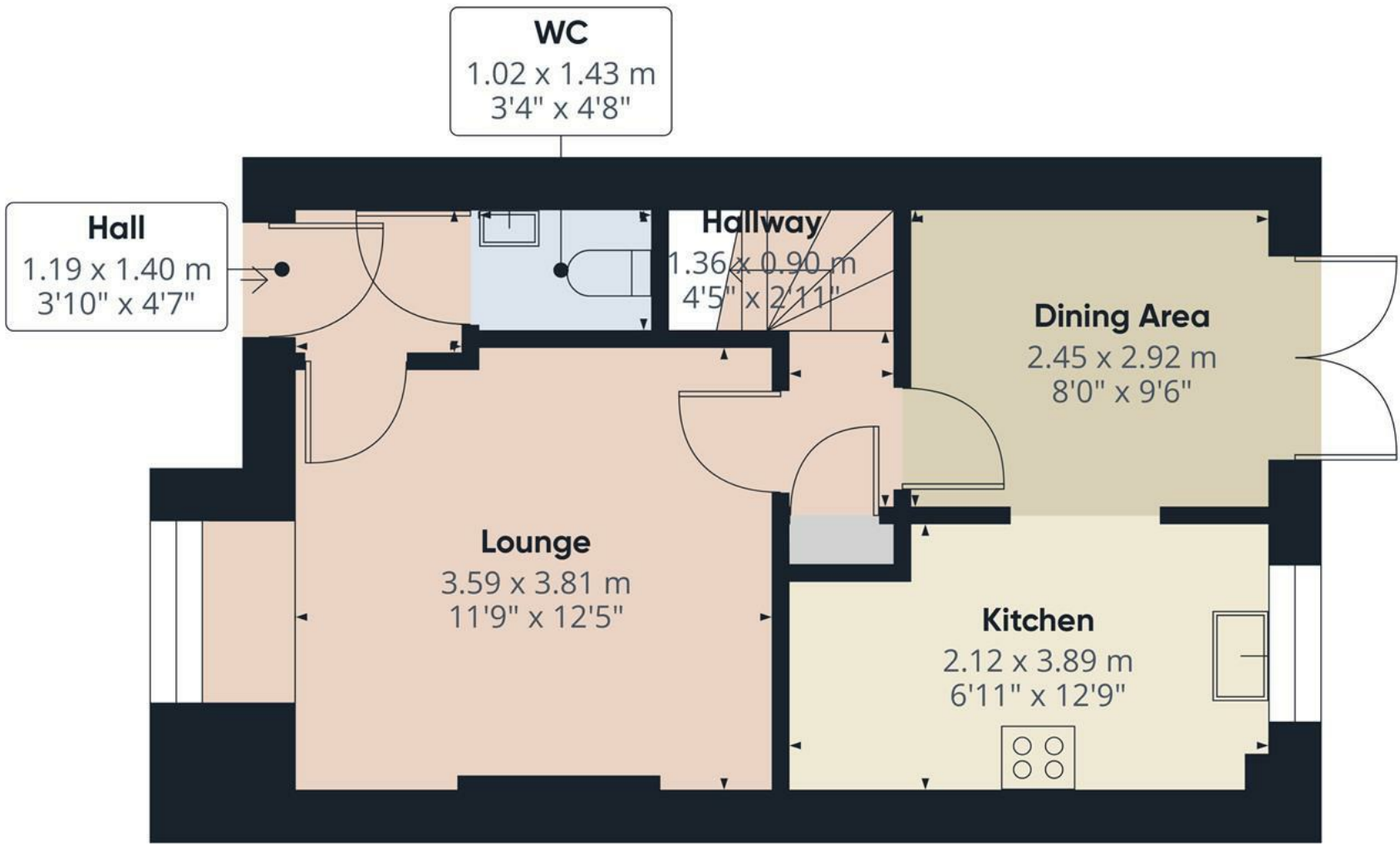


Parking to the front and side of the property. Gated access to the enclosed rear garden with a lawn, paved and decked patios.









Approximate total area⁽¹⁾
36.3 m²
390 ft²

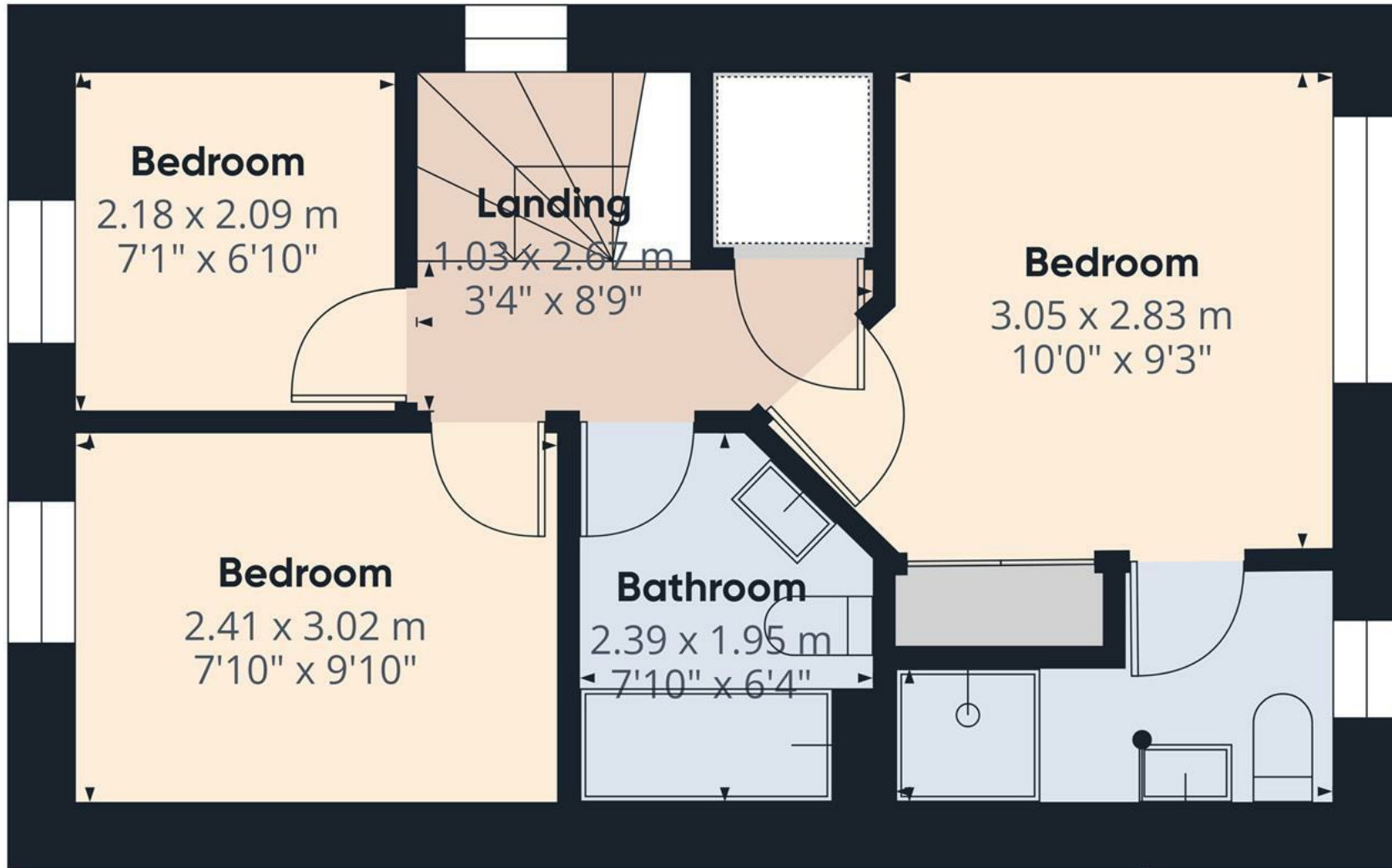
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area⁽¹⁾

31.9 m²
343 ft²

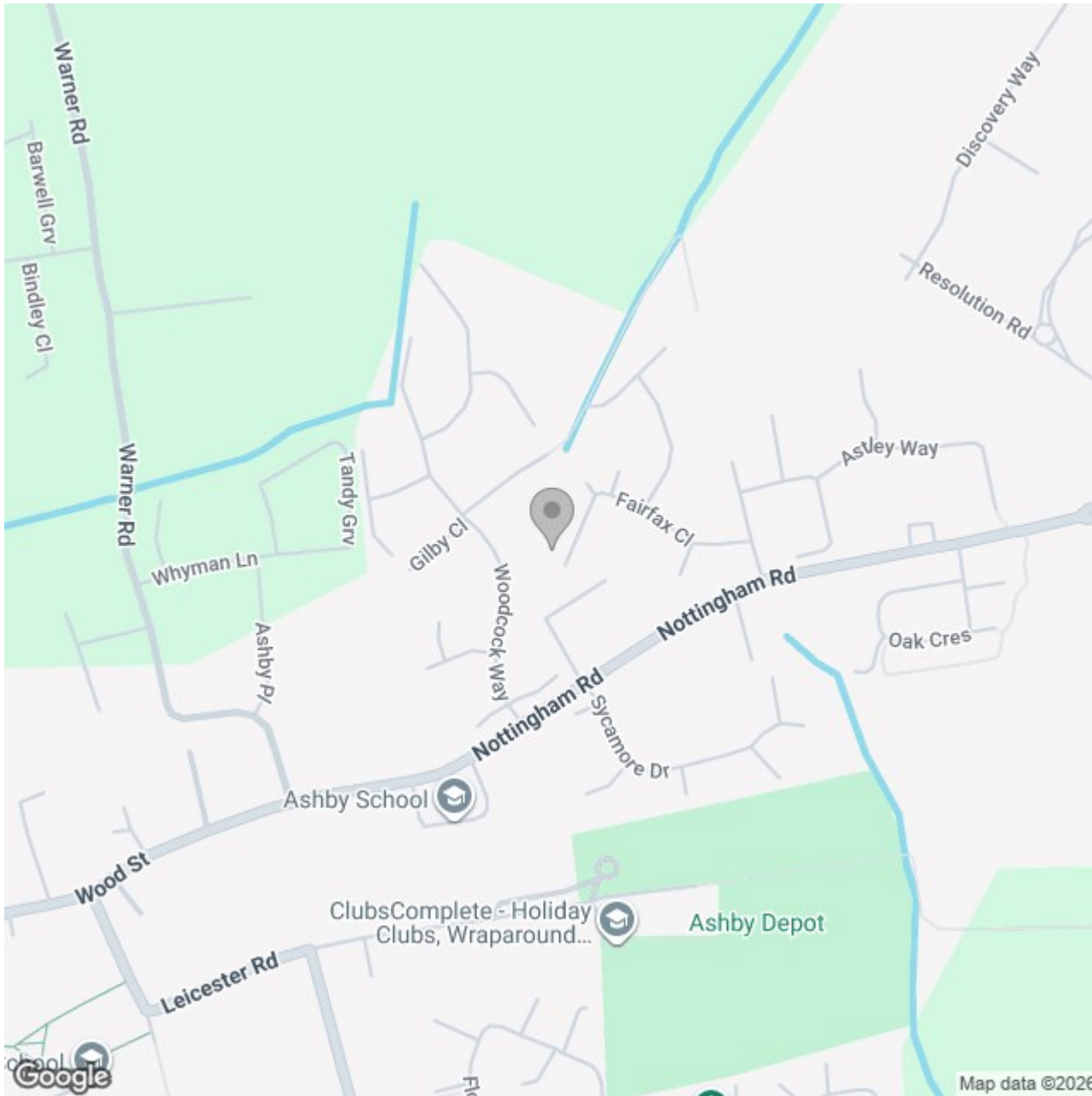
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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	