

Wood Street

Ashby-de-la-Zouch, LE65 1EL



Charming 19th Century extended two bedroomed mid terrace cottage affording a modernised and well-appointed retaining much of its period charm. Set within a fantastic location within easy walking of Ashby town and its many amenities.

£185,000



John German

Occupying a superb edge of town location, this traditional two bedroomed property boasts an excellent yet deceptive sized interior with gas central heating and uPVC double glazing.

To the front is a cosy lounge with tiled flooring and feature brick built fireplace together with a brick facing wall. A door opens into the adjoining dining kitchen that is superbly fitted with a range of shaker style base and wall mounted cabinets with high gloss complementary marble effect counter tops with inset under counter Belfast style sink with mixer tap. There is a feature chimney breast recess with space for a Range style cooker, tiled floor and ample space for a dining table.

Access from the kitchen leads to the extended luxury shower room which has a stylish white three-piece suite comprising corner tiled shower enclosure, wash hand basin with feature wall mounted taps and cabinet under, low level WC and chrome style ladder radiator.

From the kitchen a winding staircase leads you to the impressive first floor landing which is ideal as a library or home office area, perfect for those working from home. From here there is access to a fully boarded attic roof space with drop down ladder, this space could be utilised as an additional useful storage room.

The master bedroom has built in wardrobes and a focal point Victorian style fireplace whilst bedroom two has a comprehensive range of built in bedroom furniture and overlooks the rear garden.

Outside the property fronts directly onto Wood Street with on street parking. From the front a shared side pedestrian access leads through to the open plan courtyard style gardens for this small row of terraced cottages. It is low maintenance with a gravelled area ideal for outdoor entertaining and has a raised flower bed and useful brick built utility store.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk

Our Ref: JGA/06092021

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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