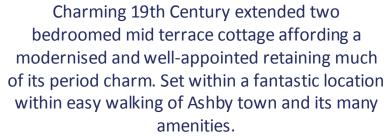
Wood Street Ashby-de-la-Zouch, LE65 1EL







£185,000





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.

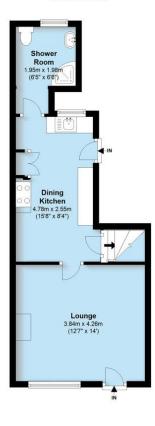
Outside the property fronts directly onto Wood Street with on street parking. From the front a shared side pedestrian access leads through to the open plan courtyard style gardens for this small row of terraced cottages. It is low maintenance with a gravelled area ideal for outdoor entertaining and has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

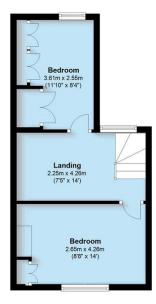
Useful Websites:

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



Ground Floor

First Floor









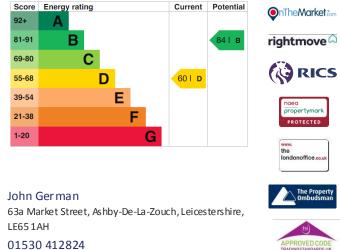


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR More relief. Money Limited

Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive on average £150 per referral.
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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