

Smisby Road

Ashby-de-la-Zouch, Leicestershire, LE65 2JL

John German





BROADWAY ST. & KING ST.
BURTON-ON-TRENT.
VALUABLE LEASEHOLD
PROPERTY
TO BE SOLD BY AUCTION BY
FRED. MADELEY
"Who Met" West Hill View, Burton-on-Trent.
ON TUESDAY, NOV. 12TH 1895.
4 LEASEHOLD DWELLING HOUSES
DWELLING HOUSES
TWO LEASEHOLD DWELLING HOUSES
TWO LEASEHOLD DWELLING HOUSES
2 LEASEHOLD DWELLING HOUSES
FURZEL, JESSOP & WILKINSON.

A photograph of a dining room interior. On the left is a wooden door with a white frame. In the center, a white radiator is mounted on the wall below two framed pictures. A doorway in the background leads to another room. On the right, a dark fireplace is topped with a large, ornate gold mirror. A chandelier hangs from the ceiling. A wooden dining table and a chair are partially visible in the foreground.

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£255,000

NO ONWARD CHAIN

Fabulous period property full of space, character and many architectural features plus off street parking to the rear with a large garden office/workshop, a real plus for those working from home. Looking to add value? A large cellar and attic room offer excellent potential for conversion.

Embrace the lifestyle that living in the historic market town of Ashby offers, being able to walk into town along the many walks and pathways. A walk through the Bath Grounds in the summer is particularly pleasant for an early morning coffee in one of the many local coffee shops. With a choice of many local pubs and restaurants for a night out, a gentle stroll back is always welcome. Strategically, Ashby lies in the heart of the National Forest right in the middle of the country and is perfectly positioned for the busy commuter, with access via the M42 and M1 to many East and West Midlands towns and cities. Conkers, Moira Furnace and Hicks Lodge provide many leisure pursuits.

Edged pathway approach flanked by a low maintenance foregarden leads you to a recessed portico with quarry tiled floor. Inside you are met by a reception hallway with high ceilings, original archway and a quarry tiled floor. Stairs rise to the first floor and to your right a latched door opens to reveal a cosy sitting room with feature walk-in bay window with cornice and a gorgeous cast open fireplace at the focal point of the room.

The spacious dining room runs 4.2m in length and it too has a lovely period fireplace at its focal point. A stable door leads into the adjacent kitchen with wide almost full width picture window set above a long run of high gloss cabinets with complementary counters. A practical tiled floor runs throughout the room and into the rear hall which leads you out into the gardens themselves.

Last but not least there is a basement level, stairs leading down from the dining room to two cellar areas both of which have raised thresholds, a space crying out for conversion.

On the first floor a long corridor landing has a pull down loft hatch and fitted wooden ladder leading up to a cavernous attic room with skylight, perfect for many uses.

Leading off the landing are two excellent sized double bedrooms complemented by a pretty period style bathroom which has a freestanding roll top bath with feature period style shower over, a pedestal wash hand basin and WC. Wrapping around the walls is complementary half height tiling.

Outside, rear shared vehicular access leads you to a driveway providing parking space that could be increased in size by the removal of the timber shed. Gated side access leads you into the gardens themselves, set within you will find an original brick outbuilding with storage shed and WC plus a fabulous garden home office/workshop which has light, power and dual aspect uPVC double glazed windows. This is an excellent external building for those looking for a workshop, hobby room or man cave!

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.

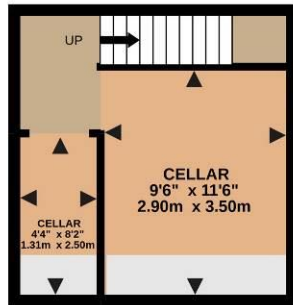
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/03122021





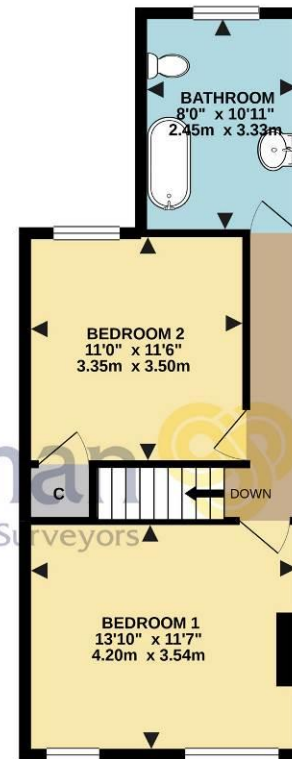
BASEMENT



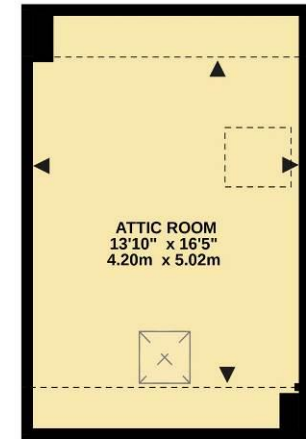
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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 oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling 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.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive 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.

John German

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