



Kilwardby Street
Ashby-de-la-Zouch,
LE65 2FR

£275,000

Right in the heart of ASHBY TOWN CENTRE, tucked away in a delightful COURTYARD SETTING, this DISTINCTIVE 3 bedroom, 2 bathroom home offers a spacious VERSATILE INTERIOR of 1102 Sq ft including a master GROUND FLOOR BEDROOM with en-suite, walled communal gardens & parking for 2 cars..NO UPWARD CHAIN



Property Features

- Semi-Detached
- Versatile Interior
- Courtyard Setting
- Over 1100 Sq ft
- Parking 2 Cars
- 3 Bedrooms
- 2 Bathrooms
- Dining Kitchen
- Walled Garden
- No Chain

Full Description

Situated within a select courtyard setting, the property occupies a truly wonderful location located within the heart of Ashby Town Centre, yet you would never know it's there! Enjoying the convenience of the location, this is a real lifestyle opportunity to acquire a versatile semi-detached property, enjoying a quiet and peaceful courtyard position where alfresco dining is the norm in the summer months. Constructed in 1989 by local builders Bodice, the property is one of four dwellings within this small select development surrounded by a walled garden and centred around the cobbled courtyard with its neatly tended flowerbeds, whilst the hustle and bustle of the town goes on around.

With huge potential to further improve and with some cosmetic improvement required, the property offers versatile living which can be adapted to suit your life-style within this secure courtyard. Approached from the Co-op car park,

there are designated parking bays for the courtyard with 2 parking spaces available and access via secure wrought iron gate into the courtyard. With a large welcoming entrance hall, with stairs to the first floor, the dining kitchen provides space for family entertaining with a separate utility room whilst the ground floor master bedroom offers great flexibility with an en-suite dressing and shower room. On the first floor is the main sitting room, two further good sized bedrooms and main bathroom. With a shared low maintenance communal courtyard, there is plenty of outdoor space to sit and relax to enjoy the sunny aspect.

The Stables is situated right in the very heart of Ashby town centre, with everything literally on your doorstep. The array of shops, boutiques, coffee houses, restaurants and pubs ensure there is always plenty to do, with the library, museum, Hood Park leisure centre and Ashby Castle providing a golden opportunity to explore a variety of exciting leisure pursuits.

Ashby lies within the National Forest, with Hick's Lodge and Conkers visitor centre close by and it has easy access to the A/M42 linking up perfectly with the M1 or M6 and provides quick access to the East Midlands Airport, Birmingham, Tamworth, Loughborough, Burton, Leicester, Nottingham and Derby

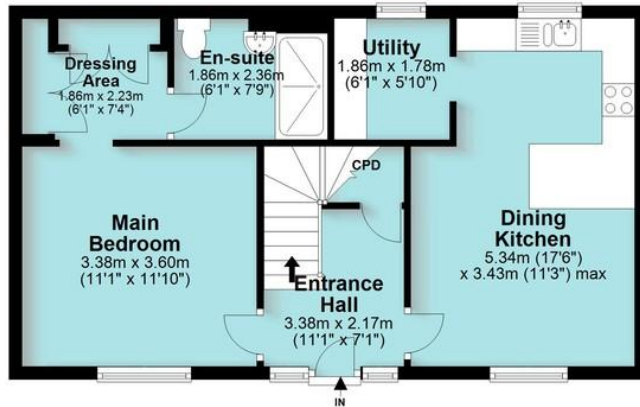
COUNCIL TAX The property is in Band C

TENURE The property is Leasehold on a 999 year lease from 1989 with a yearly ground rent of £1079.11

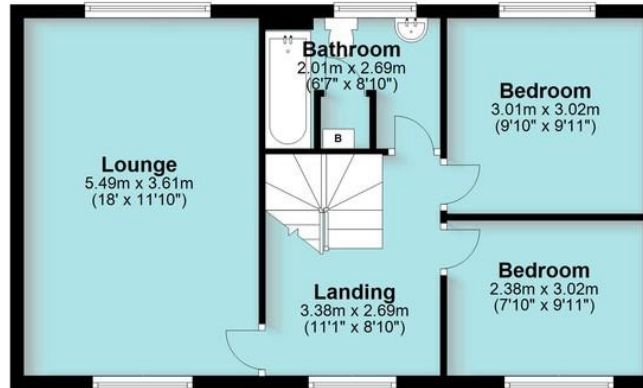




Ground Floor



First Floor



Total area: approx. 102.4 sq. metres (1102.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements