



## Avenue Road

Ashby-de-la-Zouch,

LE65 2FA

Asking Price Of £215,000

PERFECTLY POSITIONED on the popular Avenue Road, within the WILLESLEY SCHOOL CATCHMENT & backing onto WESTERN PARK, is this DECEPTIVE WELL PRESENTED 3/4 bedroom, 2 reception room mid terraced home with a LOFT CONVERSION, with a LONG REAR GARDEN, an ideal FTB & NO UPWARD CHAIN



# Property Features

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- Mid Terraced
- Over 1,000 Sq ft
- Willesley Catchment
- Loft Conversion
- Overlooking Western Park
- 3/4 Bedrooms
- 2 Reception Rooms
- Kitchen
- Long Garden
- No Chain

## Full Description

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Embrace the unique lifestyle on offer with Ashby town centre all but a short stroll away through the Bath grounds, with this traditional 4 bedroom mid terraced home which affords a spacious interior of over 1000 sq. ft of internal living space over three floors including the versatile loft conversion on the top floor with views over Western Park to the rear.

Situated within the Willesley School Catchment and offered to the market with No upward chain, the property is the perfect first time buy and benefits from gas fired central heating and UPVC windows. Internally the accommodation comprises an entrance porch, lounge, separate dining room, kitchen and ground floor bathroom. On the first floor are three bedrooms, whilst on the second floor is the versatile loft room that offers great versatility. With on street parking on Avenue road, there is shared side pedestrian access into the rear garden. The long and established mature rear

garden enjoys a sunny aspect, backing onto Western Park and has the benefit of a large storage shed.

Located on Avenue Road, off both Tamworth Road and Lower Packington Road, the property is perfectly positioned for a gentle stroll into town via the bath grounds and all of Ashby's excellent local amenities, with its many shops, coffee houses and tea rooms, pubs, restaurants and plenty of recreational amenities including Hood Park Leisure Centre, Library and Ashby Castle. Ashby also lies on the doorstep of the M42 linking in many East and West midlands towns and cities, including Tamworth, Birmingham, Nottingham Derby and Leicester. Ashby is also within the National Forest with Hicks Lodge, Moira Furnace and Conkers Visitor centre all close by.

TENURE We are advised that the property is Freehold

COUNCIL TAX The property is in Band B

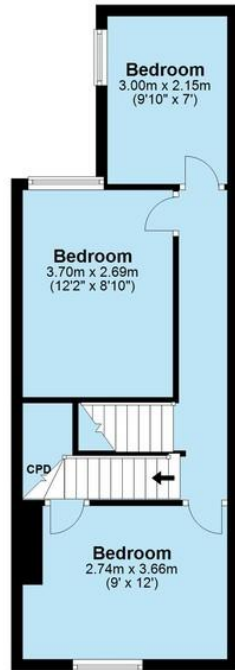




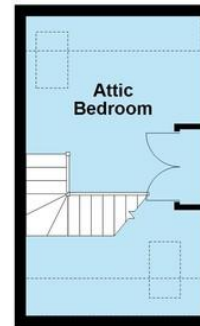
**Ground Floor**



**First Floor**



**Second Floor**



Total area: approx. 100.1 sq. metres (1077.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	63   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