



Lower Church Street  
Ashby-de-la-Zouch  
LE65 1AB

£175,000

Situated right in the TOWN CENTRE, this charming 2 double bedroom, Grade 2 LISTED VICTORIAN TOWN HOUSE is the perfect BUY to LET or FTB, with a SPACIOUS INTERIOR of 739 Sq ft with an entrance hall, lounge, breakfast kitchen, large bathroom, delightful garden PERMIT PARKING & NO UPWARD CHAIN



# Property Features

---

- Victorian Town House
- Town Centre
- Grade 2 Listed
- Charm & Character
- Well appointed
- 2 Double Bedrooms
- Cosy Lounge
- Breakfast Kitchen
- Delightful Garden
- No Chain

# Full Description

---

With the town centre right on your doorstep, lying at the top of Market Street, you can certainly experience the convenience of living right in the heart of Ashby town centre with this impressive Grade 2 listed victorian town house of charm and character, with the benefit of a delightful cottage garden and permit parking on Lower Church Street.

Representing the ideal First Time Buy or Buy to Let, the cottage enjoys a deceptive 739 sq ft of internal living space complimented by the Victorian staircase to the original loft room giving great flexibility but currently with a fitted bed.

Internally you are straight in off the pavement into the deep entrance hall, the cosy lounge provides quieter relaxation, whilst the breakfast kitchen enjoys a range of units with a stable door leading into the garden. On the first floor is the spacious main bedroom and a luxurious large bathroom with

a stylish 4 peice suite including a slipper bath and corner shower, with a staircase off the landing leading to the versatile loft space, an original room, currently used as a bedroom with fitted bed and wardrobe.

The delightful cottage garden is a real hidden gem, perfect for outdoor entertaining, low in maintenance and with shared side access onto Lower Church Street.

Fronting onto Lower Church Street, the property enjoys a distinctive external façade, blending in perfectly with similar quality homes adjacent and across the road, also a mere stones-throw from St Helens Church and around the corner from the hustle and bustle of Market Street. In terms of parking there is unrestricted permit parking for the residents of Lower Church Street obtained from NWLDC.

By living in the Town Centre you will easily embrace everything that Ashby has to offer from great local Schools, a vibrant Market Street with its many Shops, restaurants and pubs. The Bath Grounds to enjoy a quiet walk or watch the Cricket or the many events that are held there throughout the year. Ashby is also on the doorstep to the M42 making access to many East and West midlands towns commuter friendly, whilst being in the heart of the Scenic National Forest.

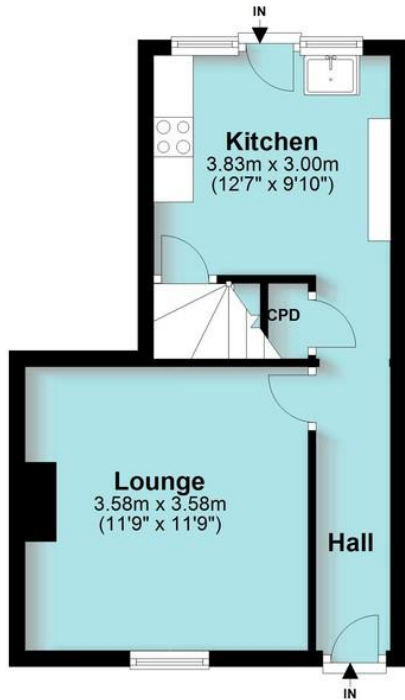
**TENURE** The property is Freehold

**COUNCIL TAX** The property is in Band A

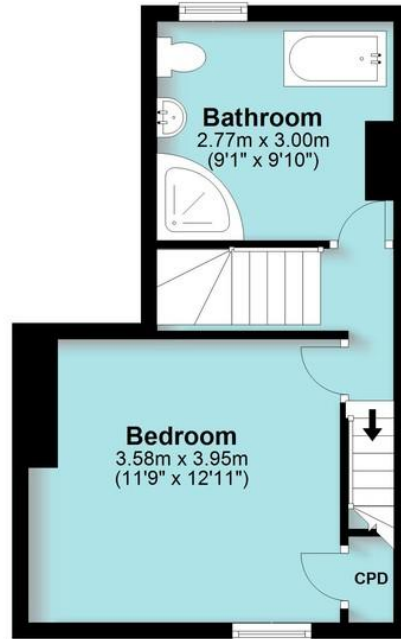




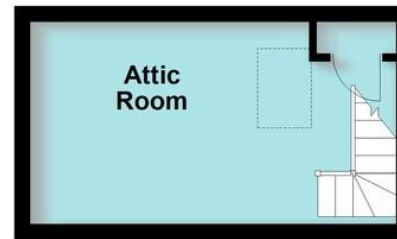
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 68.7 sq. metres (739.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

8 The Pass Courtyard  
43 Market Street  
Ashby-De-La-Zouch  
Leicestershire  
LE65 1AG

[www.whiteheadsestates.co.uk](http://www.whiteheadsestates.co.uk)  
[info@whiteheadsestates.co.uk](mailto:info@whiteheadsestates.co.uk)  
01530 353170

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