

Wilfred Place

Ashby-de-la-Zouch, , LE65 2GW



Fabulous opportunity to acquire a traditional detached cottage set right in the heart of Ashby, with no upward chain. Excellent potential for improvement plus the benefit of off-road parking and garage. There are two reception rooms, breakfast kitchen and pantry, bathroom and a ground floor wet room.

£265,000

John German 

This is the first time in over 60 years that Park House has been offered to the market and it represents an excellent opportunity for a discerning buyer to acquire a character detached property right in the heart of Ashby, just a stroll from its bustling High Street filled with coffee shops, boutiques, restaurants and bars. Nearby Bath grounds are always pleasant whatever the time of year, and in the summer the sound of willow on leather can be heard here on a Sunday afternoon, a very popular event for a family picnic. All this and more, and of course the historic Ashby-de-la Zouch castle are here for you to enjoy from living in such a central location. The property has potential for improvement and has the rare town centre commodity of a garage and off-road parking.

Accommodation: A uPVC entrance door opens into a tiled reception hallway. Immediately to your left is the sitting room, this room has coving to the ceiling, a pretty tiled open fireplace and two front facing windows.

Across the hall is a second reception room which will make an ideal snug or dining room, it has a feature original full height fitted cupboard set to one side of the chimney breast and there is again a feature tiled open fireplace at the focal point.

At the end of the hall is the breakfast kitchen, it has space for a range style cooker, double base kitchen cabinets with work surface over with inset sink and there is a large walk in pantry with shelving.

Leading off the kitchen is a side entrance uPVC double glazed porch which has a door out to the garden and driveway, and an internal personal door leading into the garage, which has light, power and the convenience of an electric roller entrance door.

A second door from the kitchen leads into a covered entry way and it has a wet room style shower with wash hand basin and WC, there is a large store and door leading to the right hand side of the property where steps lead up to a raised feature side garden.

Returning inside, stairs lead off the kitchen, taking you upstairs to where there are three good size bedrooms, the principal really is a lovely size room, and the family bathroom which is fitted in white and comprises bath, WC and pedestal wash hand basin.

Outside, double wrought iron gates open to driveway, providing off road parking and access to the garage. To the side of the driveway is a private enclosed garden with mature planting.

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

Our Ref: JGA05122023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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Agents' Notes

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