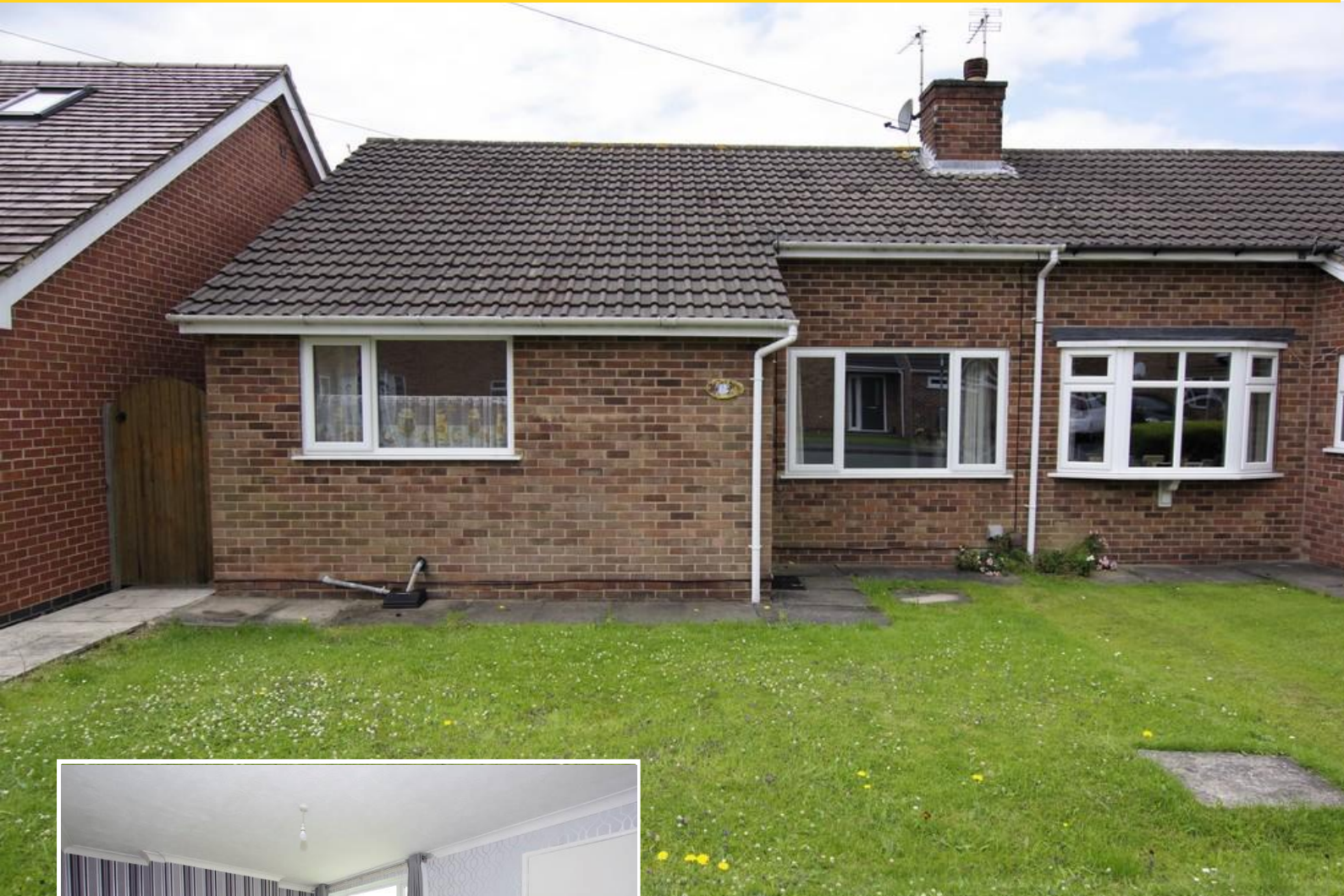


Money Hill

Ashby-de-la-Zouch, LE65 1JA



Deceptively sized semi detached bungalow full of potential and offered for sale with no upward chain. Parking to the rear with potential for more. It offers hall, open plan lounge/dining room, kitchen, bathroom, two double bedrooms and great size garden to the rear.

£215,000



John German

An exciting opportunity to purchase a bungalow in this popular location where a pleasant stroll along the Gliwska Brook takes you to Ashby itself where its many amenities are close to hand.

The property requires updating and improvement but offers a great potential for personalisation. It benefits from no upward chain and a tandem drive to the rear providing ample parking for two cars, and has further potential to utilise a lower section of the garden to create a further parking or turning area.

A look inside will reveal an entrance hall with door opening through into a well proportioned open plan lounge/dining room which has front facing window, coving to the ceiling and a feature fireplace at the focal point.

Adjacent to the lounge is the kitchen which has base and wall mounted cabinets along two sides of the room with complimentary countertops and inset sink. There is space for a washing machine and space for an electric cooker with useful built in cupboard which also houses the gas fired central heating boiler. A uPVC door takes you outside.

Return to the lounge and into the inner hall where there are two excellent sized double bedrooms. Both have the benefit of built in double wardrobes and have great views over the garden to the rear.

The family bathroom is fitted with a panelled bath with mains shower above, WC and pedestal wash hand basin.

Outside to the front of the property there is a lawned fore garden with a pathway approach. Gated side access takes you along to the rear where there is a large lawned garden with pathway leading down to the rear drive.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

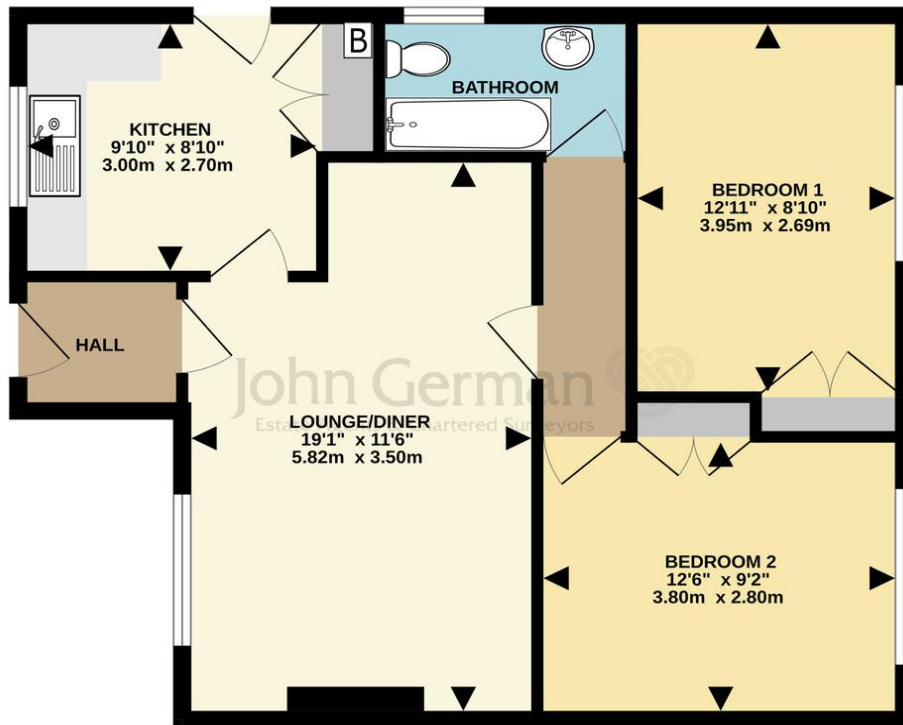
Tax Band C

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

Our Ref: JGA/19072024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

GROUND FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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