

Curzon Street

Ibstock, LE67 6LA



A delightful traditional terrace cottage, perfect for first-time buyers, offering gas central heating, UPVC double glazing, and modern flooring. Located close to the town and its amenities, this home comes with no onward chain and provides excellent potential for personalisation.

£145,000



John German

Traditional Terrace Cottage for Sale – No Chain

This charming traditional terrace cottage benefits from gas central heating and UPVC double glazing throughout. It has new carpets and flooring in the majority of rooms, making it a fabulous first-time buy with plenty of room for personalisation. Ideally located close to the town and its amenities, it comes to the market with no onward chain.

Accommodation

Entrance & Sitting Room:

The UPVC entrance door opens into the front sitting room, which features a double radiator, a front-facing UPVC double-glazed window, and a decorative fireplace with a raised hearth and mantel as the focal point. A feature internal porthole window connects through to the kitchen.

Kitchen:

The kitchen comprises a range of maple-effect base and wall cabinets with a breakfast bar, roll-top work surfaces, and integral gas hob with oven. There are spaces for usual appliances, a sink with mixer tap, and a double-glazed window overlooking the rear. There is space for a breakfast table or dining area. The wall-mounted gas combination boiler is also located here.

Rear Lobby & Ground Floor Bathroom:

The rear lobby has a UPVC door to the side, stairs to the first floor, and access to the ground floor bathroom. The bathroom is finished in white and includes a bath with shower mixer, pedestal wash hand basin, WC, side-facing glazed window, and radiator.

First Floor:

Bedroom One: A spacious double room with a front aspect and a built-in wardrobe with hanging rail.

Bedroom Two: Another double room overlooking the cottage's rear gardens, with a useful over-stair storage cupboard.

Outside

To the rear, there is a courtyard with a brick-built garden store. A pathway leads to the garden, which is mainly laid to lawn. Please note that there is a shared access right of way across the back of the cottages-a common feature in older homes.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On road

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 A

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

Our Ref: JGA/11032026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Agents' Notes

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