

Requiring improvement and renovation, this three-storey period home is just full of possibilities. Set close to the town it has the benefit of off-road parking and no upward chain.

£275,000





This traditional semi detached property comes to the market offering no chain and a wealth of opportunity for improvement. Although requiring complete renovation we understand the roof itself was replaced in 2019. The location is excellent being within easy walking distance of all the market town of Ashby has to offer. A walk through the Bath Grounds in the summer is particularly pleasant for an early morning coffee in one of the many local coffee shops. With a choice of many local pubs and restaurants for a night out, a gentle stroll back is always welcome. Strategically, Ashby lies in the heart of the National Forest right in the middle of the country and is perfectly positioned for the busy commuter, with access via the M42 and M1 to many East and West Midlands towns and cities. Conkers, Moira Furnace and Hicks Lodge provide many leisure pursuits.

## Accommodation

The accommodation is arranged over three floors. On the ground floor, and leading off a tiled entrance hallway, are two reception rooms with lovely high ceilings. The front sitting room has a bay windowed aspect whilst the larger rear living room adjoins the breakfast kitchen, opportunity lies here to create a wonderful contemporary open plan live-in family dining kitchen space. Off the living room is a conservatory that overlooks the rear and has a door leading to outside. From the kitchen is a rear lobby to the outside and a ground floor bathroom.

On the first floor you will find there are two good sized bedrooms and a large family bathroom whilst on the second floor there is an additional attic bedroom.

## Outside

The property sits high above the road behind a front garden with pathway approach. To the rear there are long gardens and a fabulous brick and tile outbuilding, an ideal workshop or storage space. At the bottom of the garden is hardstanding for off road parking.

**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.environment-agency.co.uk

www.nwleics.gov.uk

Our Ref: JGA/22102020

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





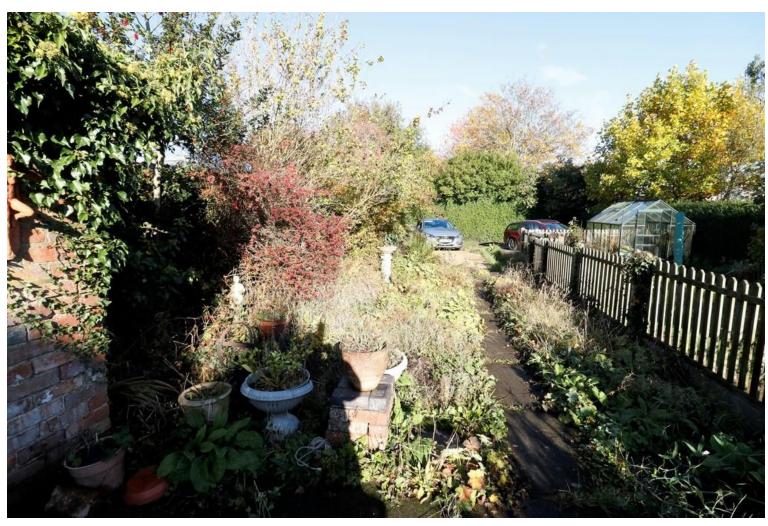








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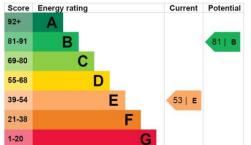
Agents' Notes
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