

Burton Road  
Ashby-de-la-Zouch, LE65 2LL



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



John German 

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](http://www.environment-agency.co.uk)  
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/22102020

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2020





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		



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

01530 412824  
ashbysales@johngerman.co.uk

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

**JohnGerman.co.uk** Sales and Lettings Agent