



2 Clover Lane, Ashby-de-la-Zouch, Leicestershire. LE65 2UX

£210,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

DEAL FIRST TIME BUY/BUY TO LET! Reddington Sales & Lettings are pleased to present to market this well presented, 2 DOUBLE BEDROOM end of row Town House, which is located on a desirable and quiet development in Ashby De La Zouch. With its close proximity to the town centre and great commuting links, this property is ideal for a first time buy or buy to let purchase. The ground floor features an entrance hall, WC, lounge and kitchen/diner. To the first floor, 2 double bedrooms and a modern bathroom. To the rear is a well maintained landscaped rear garden which is not overlooked and to the front, a lawned garden and off road parking for 2 cars.

EPC rating B, Council tax band B. Tenure- Freehold

Ashby De La Zouch- The town boasts a wealth of main brand high street shops, banks and building societies, together with boutique shops offering a selection of shopping opportunities. Popular schooling includes four primary schools, middle school and Ashby School with associated sixth form and boarding facilities. The Hicks Lodge cycle & walking paths are close by.

FEATURES

- 2 double bedrooms
- Lounge and large kitchen/diner
- Ground floor WC
- Landscaped rear garden
- Close to Ashby town centre
- Good commuting links
- Off road parking for 2 cars
- EPC B
- Tenure- Freehold



ROOM DESCRIPTIONS

Front

An attractive frontage with a well maintained lawned garden, small slabbed steps leading up to the front door, tarmac driveway proving off road parking for 2 cars and side gated access to the rear garden.

Entrance Hall

A welcoming entrance with ceiling pendant lighting, heating radiator and doors giving access to the WC and lounge.

Ground Floor WC

Lounge

4.83m x 4.93m (15' 10" x 16' 2") A good sized lounge with UPVC double glazed window to the front, feature panelled wall, heating radiator, ceiling pendant lighting, stairs leading up to the first floor and carpeted.

Kitchen/Diner

4.04m x 3.37m (13' 3" x 11' 1") A large, bright and spacious kitchen/dining area with feature UPVC double glazed French doors leading out to the garden. With a selection of matching wall and base units with worktop over, integrated electric oven and gas hob with wall mounted extractor, tiled splashbacks, single bowl sink and drainer with mixer tap, space and plumbing for washing machine, heating radiator, ceiling pendant lighting and spotlights and tiled flooring.

Stairs & Landing

Carpeted stairs leading up from the lounge. Landing with pendant lighting and doors giving access to both bedrooms, the bathroom and a storage cupboard.

Bedroom 1

4.05m x 2.70m (13' 3" x 8' 10") Large double bedroom with UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Bathroom

A good sized and modern family bathroom fitted with a white three piece suite consisting of panelled bath with wall mounted electric shower and shower screen, WC, hand wash basin, part tiled walling, tiled flooring and ceiling pendant lighting.

Bedroom 2

4.05m x 2.44m (13' 3" x 8' 0") A good sized double bedroom with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

A delightful and well maintained rear garden which benefits from not being overlooked. With slabbed patio area, side gated access, mostly laid to lawn with planted borders, stepping stones and side gated access

Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		97
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	