



47, Woodside, Ashby-De-La-Zouch, Leicestershire, LE65 2NL

HOWKINS &
HARRISON

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Ashby-De-La-Zouch,
Leicestershire, LE65 2NL

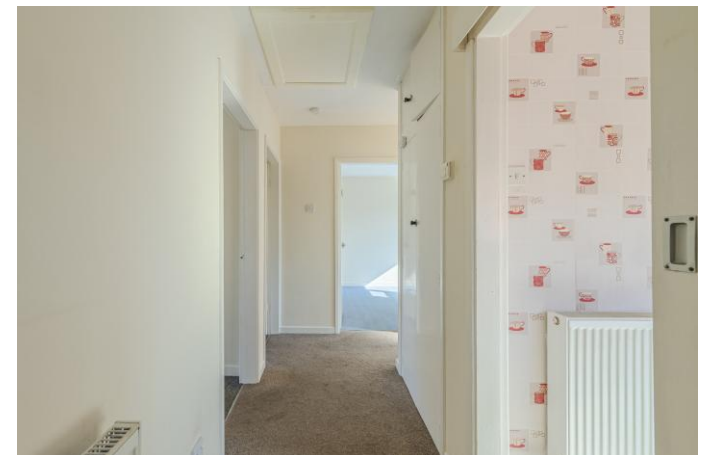
Guide Price: £260,000

Offered for sale with no upward chain, a well-positioned two-bedroom semi detached bungalow, occupying a generous corner plot within an established residential area of Ashby.

Extending to 776 sqft, the accommodation is arranged entirely on one level and includes a spacious living room, separate kitchen, two well-proportioned bedrooms and a bathroom.

Externally, the property benefits from gardens extending around the front, side and rear, with a predominantly lawned rear garden, paved seating area and greenhouse, while a detached single garage and driveway provide useful off-road parking and storage.

Offering comfortable accommodation together with excellent outside space, internal viewing is strongly recommended.





Location

Woodside occupies a convenient residential position within the historic market town of Ashby-de-la-Zouch, placing a wide range of everyday amenities within easy reach. Ashby offers an excellent selection of independent shops, cafés, restaurants, supermarkets, leisure facilities and schooling, together with its well-regarded town centre and historic castle. The property is also well positioned for commuters, with straightforward access to the A511 and A42, linking towards the M42, M1 and surrounding commercial centres. Rail services are available from Burton upon Trent, while East Midlands Airport is also readily accessible.

Travel Distances

Ashby-de-la-Zouch town centre – approximately 1 mile

A42/M42 road links – approximately 2 miles

Swadlincote – approximately 5 miles

Burton upon Trent Railway Station – approximately 8 miles

East Midlands Airport – approximately 9 miles

M1 motorway – approximately 12 miles



Accommodation Details

The side entrance door opens into a central entrance hall, providing access to each of the principal rooms. To the front is a well-proportioned living room, enjoying a broad window overlooking the garden and featuring a focal-point fireplace.

The kitchen is positioned to the rear and fitted with a range of wall and base units, complementary work surfaces, inset sink and integrated cooking appliances, with a rear door providing direct access outside.

There are two bedrooms, both offering comfortable proportions, with the principal bedroom positioned to the front and the second bedroom overlooking the rear garden. The bathroom is fitted with a white suite comprising panelled bath with shower over, wash basin and WC, with useful airing cupboard storage located nearby.

Outside

Outside, the bungalow occupies a generous corner plot with lawned gardens extending around the front and side. The enclosed rear garden is mainly laid to lawn with a paved patio, planted borders and greenhouse. A driveway provides off-road parking and leads to a detached single garage, completing the outside space.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

Ground Floor

Approx. 72.1 sq. metres (776.0 sq. feet)



Total area: approx. 72.1 sq. metres (776.0 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.