



Burton Road

Ashby-De-La-Zouch

- Offered with no onward chain
- Attractive two bedroom end terrace
- Excellent modernisation opportunity
- Traditional front reception room
- Fitted kitchen to the rear
- Two well-proportioned bedrooms
- Easy walking distance to High Street
- Enclosed private rear garden
- EPC Rating E / Council Tax Band A / Freehold

Occupying an enviable position just a stone's throw from the heart of Ashby-de-la-Zouch, this attractive two bedroom end terrace presents an exciting opportunity to acquire a characterful home within easy walking distance of the bustling High Street. The property is now in need of full modernisation, offering its next owner an excellent opportunity to improve, personalise and add value to a traditional home in a highly convenient town-centre setting.

Arranged over two floors, the accommodation offers two bedrooms and a family bathroom. The ground floor features a traditional front reception room, together with a fitted kitchen positioned to the rear. While requiring updating, the property provides an excellent footprint from which to create a stylish and comfortable home.

Outside, the property benefits from an enclosed rear garden, providing a private outdoor space with excellent potential for further landscaping and improvement.

One of the property's standout features is undoubtedly its location. Burton Road sits within moments of Ashby-de-la-Zouch town centre, placing an excellent selection of independent shops, cafés, restaurants, bars and everyday amenities virtually on the doorstep. Ashby remains one of North West Leicestershire's most desirable market towns, offering an excellent balance of character, amenities and connectivity, with convenient access to the A42/M42 and the wider East Midlands.





Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band A.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Property Imagery Disclaimer:

Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.





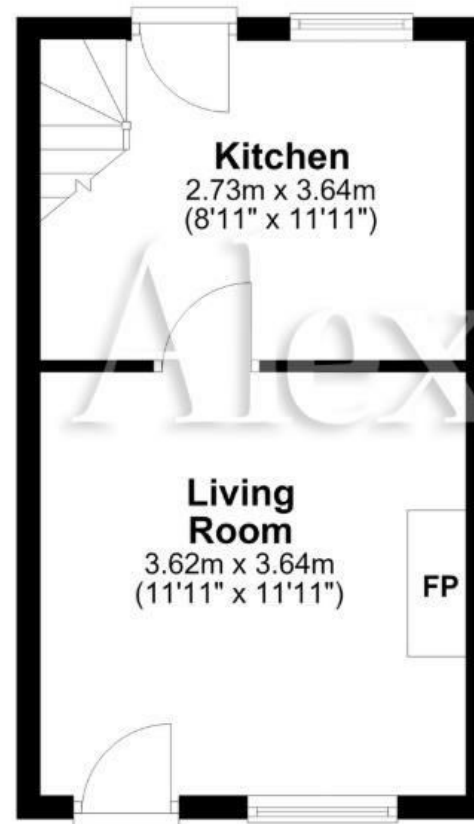
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 23.5 sq. metres (252.7 sq. feet)



First Floor

Approx. 23.7 sq. metres (254.7 sq. feet)



Total area: approx. 47.1 sq. metres (507.5 sq. feet)

