



# Avenue Road Ashby-De-La-Zouch

- Charming terraced family home
- Well-proportioned accommodation
- Pleasant family lounge, dining room and kitchen
- Four comfortable bedrooms
- Attractive tiled bathroom
- Generously sized rear garden
- On-street parking to the front
- Close proximity to Ashby town centre
- EPC Rating D / Council Tax Band B / Freehold

This charming terraced house on Avenue Road offers a comfortable and stylish setting with well-balanced living space throughout. Two spacious reception rooms create flexible areas for relaxing or entertaining, enhanced by natural light that gives the home a warm and inviting feel.

Upstairs, there are four well-proportioned bedrooms providing versatile space.

Situated in the heart of Ashby De La Zouch, the property benefits from a vibrant setting close to shops, schools, parks, and the town centre's cafés and restaurants. With generous accommodation and convenient surroundings, it presents a well-rounded and welcoming home.





### General Description:

Introducing this charming and wonderfully situated family home in the heart of Ashby-de-la-Zouch, bursting with traditional character and offering deceptively spacious accommodation throughout. Positioned just a stone's throw from a range of local schooling and everyday amenities, the property also enjoys swift access to key commuter routes including the M42 and A444, making it an ideal choice for families and professionals alike.

### Accommodation:

Approached via a pleasant walled front garden, the home welcomes you through a practical entrance porch, a useful buffer space for coats, shoes and everyday storage. Beyond, a well-proportioned family lounge provides a cosy yet versatile setting, easily accommodating a range of furnishings and perfect for relaxing evenings. Adjacent to this is a brilliant secondary reception room, offering excellent flexibility as an additional sitting room, formal dining space, playroom or home office to suit your lifestyle needs.

To the rear, the property continues to impress with a well-appointed kitchen featuring a wealth of fitted units, ample work surfaces and attractive tiled surrounds. This space is complemented by a convenient utility room, enhancing practicality, while the family bathroom is also located on the ground floor for ease of access.



Ascending to the first floor, the landing branches off to three superb bedrooms. Two offer comfortable double proportions with ample room for wardrobes and additional furnishings, while the third bedroom provides a versatile space that could function as a nursery, study or guest room. A further stairwell leads to a thoughtfully crafted fourth bedroom, significantly enhancing the home's overall accommodation. Currently arranged as a generous double bedroom with office furnishings, this adaptable space lends itself perfectly to modern family living or those working from home.

### Gardens and land:

Externally, the rear garden is generously sized and thoughtfully arranged, featuring a delightful combination of patio seating areas, well-maintained lawns and mature flowerbeds lining the borders. Timber fencing encloses the plot, creating a secure and private outdoor environment ideal for entertaining, family time or quiet relaxation.

### Location:

Ashby-de-la-Zouch is a historic market town in the National Forest known for its characterful high street, independent shops, cafés, and green spaces. Landmarks such as Ashby de la Zouch Castle reflect its heritage, while amenities include supermarkets, leisure facilities, sports clubs, and regular markets. The town is well placed for commuting via the A42/M42 with links to the M1, M6, and nearby cities including Leicester, Derby, Nottingham, and Birmingham, with rail connections from surrounding stations and East Midlands Airport around 20 minutes away.

### 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.

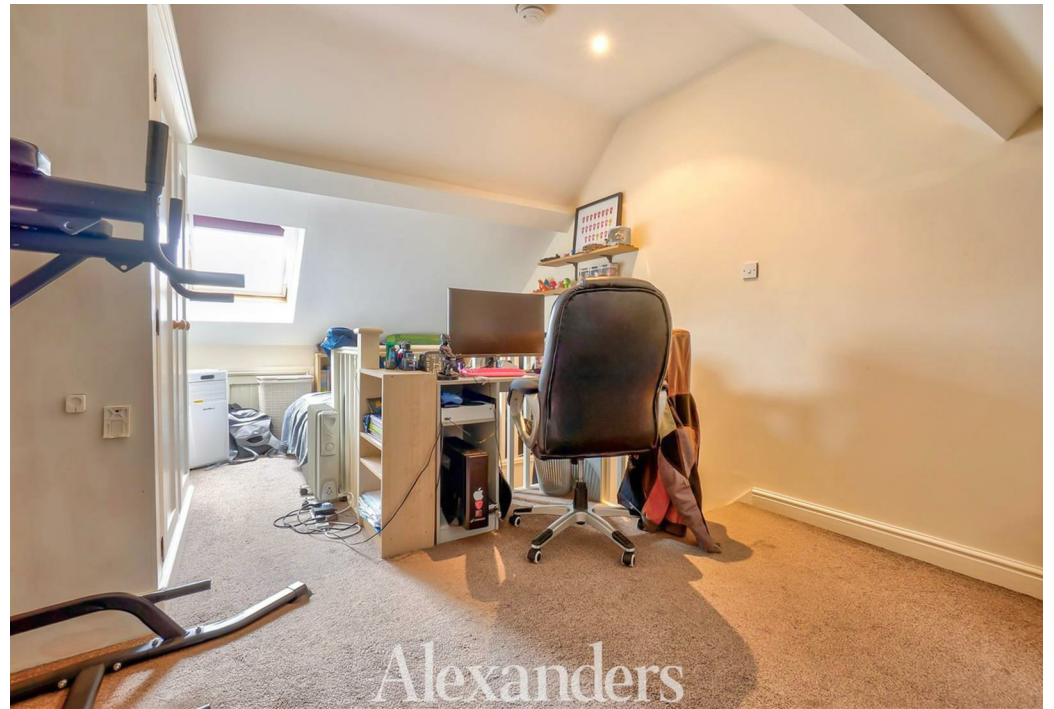
### Tenure:

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 B.





## 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. However, we have been advised by the current vendors that the home offers a low combined gas/electric bill of £125 per calendar month, making for an efficient family home.

## 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.

## Technical Information:

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

## Plans and Boundaries:

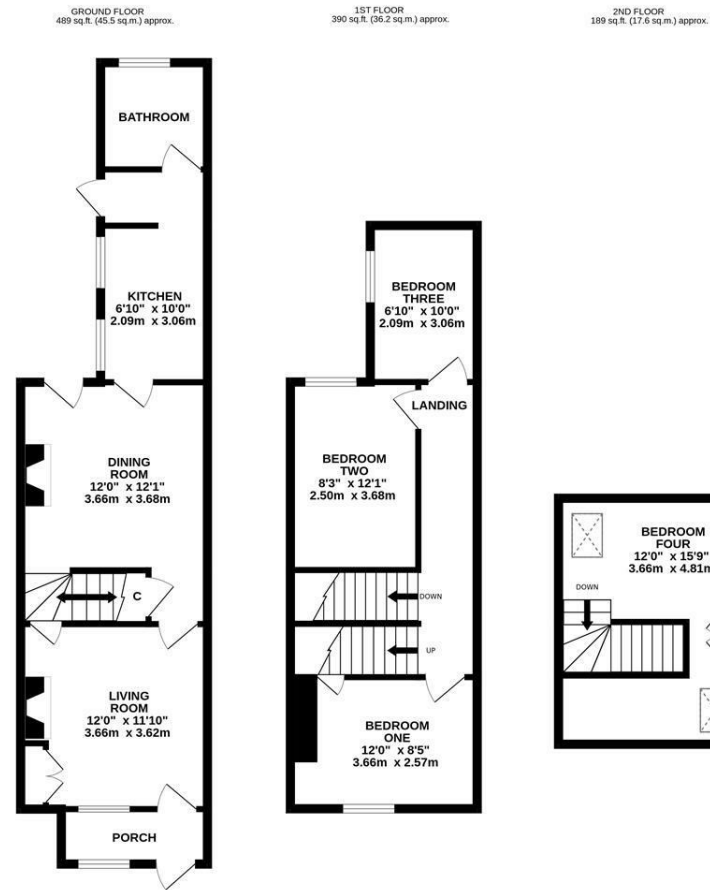
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their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

## 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.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



