



3 Brookside

| LE65 1JW | Guide Price £230,000 - £235,000

ROYSTON
& LUND

- ****GUIDE PRICE £230,000 - £235,000****
- **Set In the Heart Of Ashby De La Zouch Just Off Market Street**
- **Immaculately Presented Throughout**
- **Excellent Transport Links**
- **EPC Rating - C**
- **Three Bedroom Mid Terrace Property**
- **On The Doorstep Of Numerous Amenities**
- **Three Bathrooms**
- **Off Street Parking**
- **Freehold - Council Tax Band -**





****GUIDE PRICE £230,000 - £235,000****

Royston and Lund are delighted to bring to the market this immaculately presented three bedroom terraced property located in the heart of Ashby De La Zouch. Situated smack in the Centre being and being a stone's throw away from Market street where there are numerous amenities from local shops, pubs and restaurants, not to mention having excellent transport links via the A42. This property would be the perfect purchase for first time buyers, working professionals or a high quality buy to let.

Ground floor accommodation comprises of an entrance porch that leads straight into the open plan living/dining room consisting of dual aspect windows flooding the space with natural light, pieced together with a stylish gas fireplace for those winter months, it really is a versatile space, which leads you into the kitchen and stairs to the first floor landing. The galley kitchen is an ample size with integrated kitchen appliances such as an oven hob and extractor fan with plumbing and electrics to add your own further freestanding appliances along with a side door leading to the rear courtyard. Off from the kitchen is the downstairs three piece shower room consisting of a coved shower along with a wash basin and WC.

To the first floor there are three well proportioned double bedrooms. The principle bedroom having the benefit of its own ensuite shower room. Bedrooms two and three have built in storage space. All bedrooms have further access to a three piece family bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is off street parking to the front and to the right aspect of the property. To the rear there is a courtyard area off from the kitchen which provides seating for those summer months.



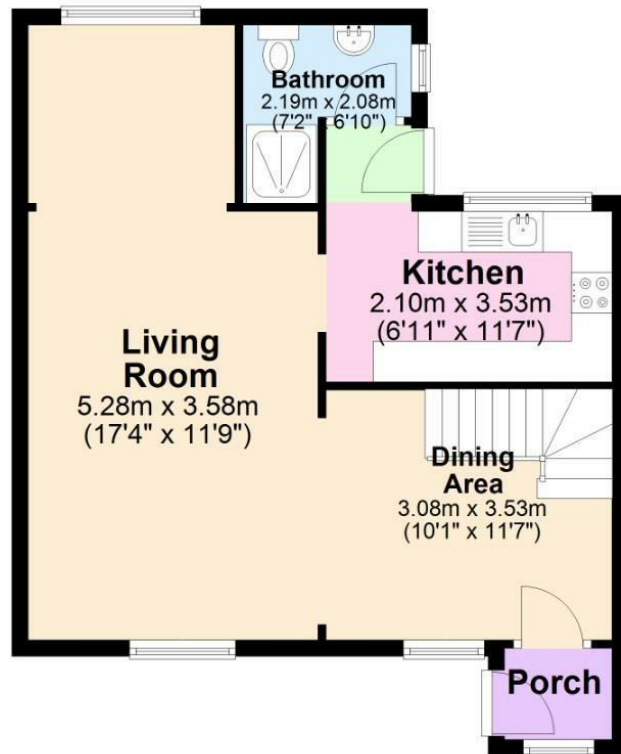


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

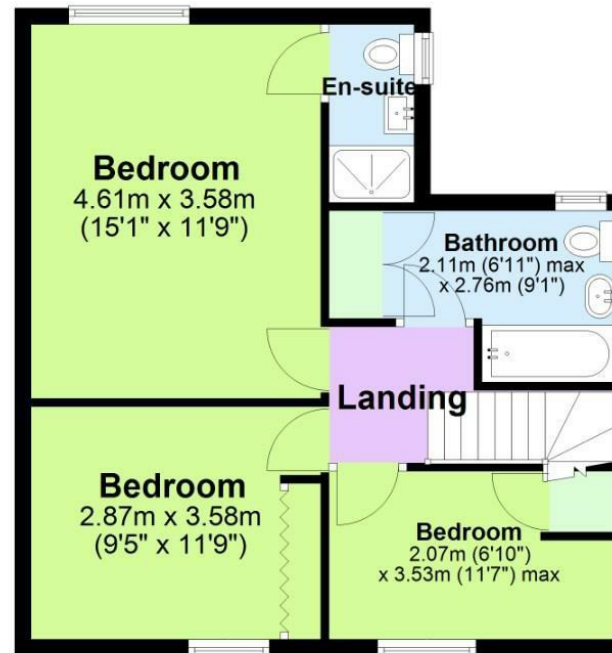
Ground Floor

Approx. 50.5 sq. metres (543.5 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



Total area: approx. 99.4 sq. metres (1069.6 sq. feet)

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON
& LUND