



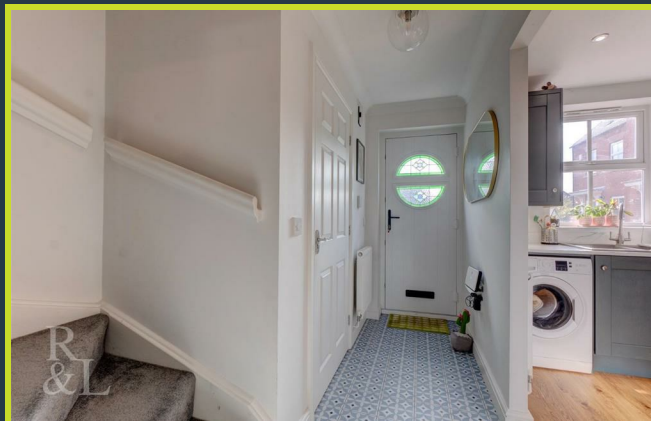
44 Stuart Way

| LE65 1US | Asking Price £230,000

ROYSTON
& LUND

- ASKING PRICE £230,000
- Three Storey Townhouse
- Three Double Bedrooms
- Downstairs WC
- No Upward Chain
- Bathroom and En-Suite
- Immaculately Presented
- Two Allocated Parking Bays
- EPC Rating C -Freehold
- Council Tax Band C





ASKING PRICE £230,000

A three storey townhouse in Ashby de la Zouch. Sold with no upward chain, this property would make an ideal first home and sits within just a stones throw of all the amenities within the centre of Ashby.

Entering into the hallway that benefits from a downstairs WC, there is access to the kitchen, living room and stairs to the first floor. The kitchen has an integrated oven, microwave, hob, extractor fan and a fridge/freezer with space for further freestanding appliances, while the living room benefits from storage and has french doors into the garden.

To the first floor there are two double bedrooms that both have built in wardrobes, an en-suite to bedroom two and there is a three piece family bathroom consisting of a bath with shower overhead, WC and wash basin. To the second floor there is a the main bedroom and further built in storage over the landing. To the rear of the property there is an enclosed lawned garden with patio and fenced boundaries, as well as two allocated parking bays.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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

ROYSTON
& LUND

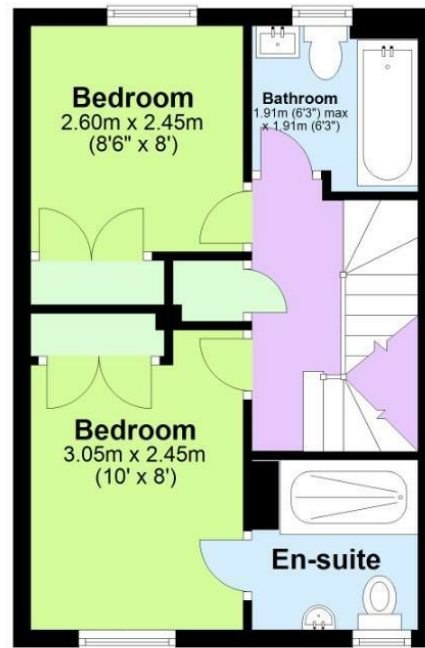
Ground Floor

Approx. 31.0 sq. metres (333.6 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.9 sq. feet)



Second Floor

Approx. 24.2 sq. metres (260.7 sq. feet)



Total area: approx. 86.2 sq. metres (928.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

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.