



49 Clifton Avenue

| LE65 2HD | Guide Price £210,000

ROYSTON
& LUND

- Guide Price £210,000 to £220,000
- Substantial Living Room Space
- Large than Average South-West Facing Garden
- Short Walk into Ashby-de-la-Zouch
- EPC Rating - D
- Three Bedroom Semi-Detached
- Modern Fitted Kitchen Space
- Potential for Extension
- Freehold
- Council Tax Band - B





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This charming three-bedroom semi-detached home offers generous living space, practical features, and exciting potential—all within walking distance of the vibrant market town of Ashby-de-la-Zouch.

As you step inside, you're greeted by a welcoming hallway with built-in storage, perfect for keeping shoes, coats, and everyday essentials neatly tucked away. From here, the home opens into a substantial living room, offering plenty of space for relaxing, hosting, or family time.

To the rear, the kitchen diner provides a sociable hub for everyday meals and gatherings, with direct access through the back door to a truly expansive south-west facing garden. Bathed in afternoon and evening sun, this outdoor space is ideal for summer entertaining, gardening, or simply enjoying the fresh air. It also offers excellent potential for extension (subject to planning), allowing you to tailor the home to your future needs.

Downstairs is a conveniently located family bathroom, while upstairs you'll find three well-appointed bedrooms, each with a good layout and natural light—ideal for family living, guest rooms, or a home office.

Set in a peaceful residential area, this home enjoys the added benefit of being just a short walk into Ashby, with its array of shops, cafés, schools, and amenities. Whether you're a first-time buyer, growing family, or looking to invest in a home with potential, this property ticks all the right boxes.





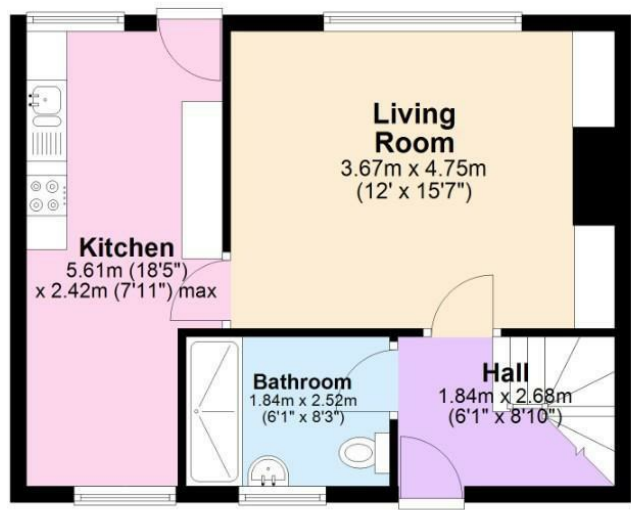
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	
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		
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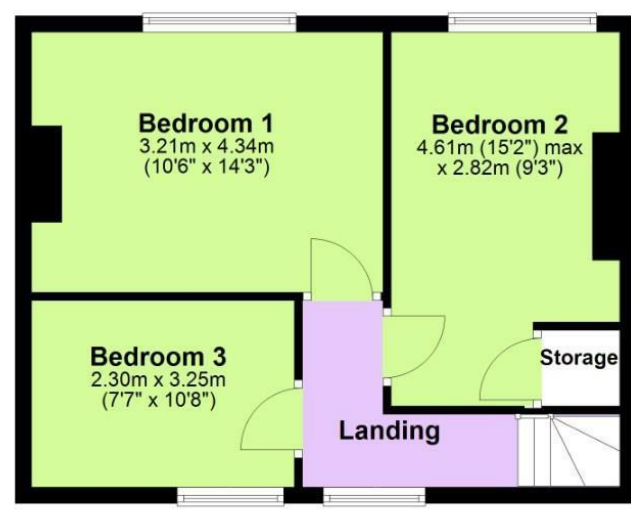
Ground Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



Total area: approx. 81.5 sq. metres (877.7 sq. feet)

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