



**Smiths**  
your property experts

# Bishop Hall Road

Ashby-de-la-Zouch

- Available from 5th March 2023
- Three bedroom semi-detached property
- Immaculate and contemporary interiors
- Private driveway and a single garage
- Lawned rear gardens with a terrace
- Kitchen/diner and a sitting room
- Unfurnished

## General Description

Smiths Property Experts offer to the market this modern three bedroom home in the sought-after market town of Ashby-de-la-Zouch. The property is available from the start of March 2023 and is presented in immaculate condition, having been fastidiously looked after by the previous occupants.

## Location

The property is located within walking distance of Market Street, which plays host to a full range of amenities. There is excellent local schooling and easy access to Nottingham, Derby, and Birmingham via the A42/M42 road network.





## The Property

Internally, expect to find immaculate interiors laid across two floors. The accommodation comprises an entrance hall, downstairs w.c, sitting room and a kitchen/diner with French doors leading out onto the rear gardens. Upstairs are three bedrooms, including two generous double bedrooms, and a family bathroom. The main bedroom has an en-suite shower room and two useful fitted cupboards.

## The Outside

The property occupies a pleasant plot with neat front gardens and a private driveway to the side leading to a detached single garage. To the rear are private lawned rear gardens with a seating terrace.

## Property Information

EPC Rating: B.

Council Tax Band: B.

Local Authority: North West Leicestershire.

## Letting Information

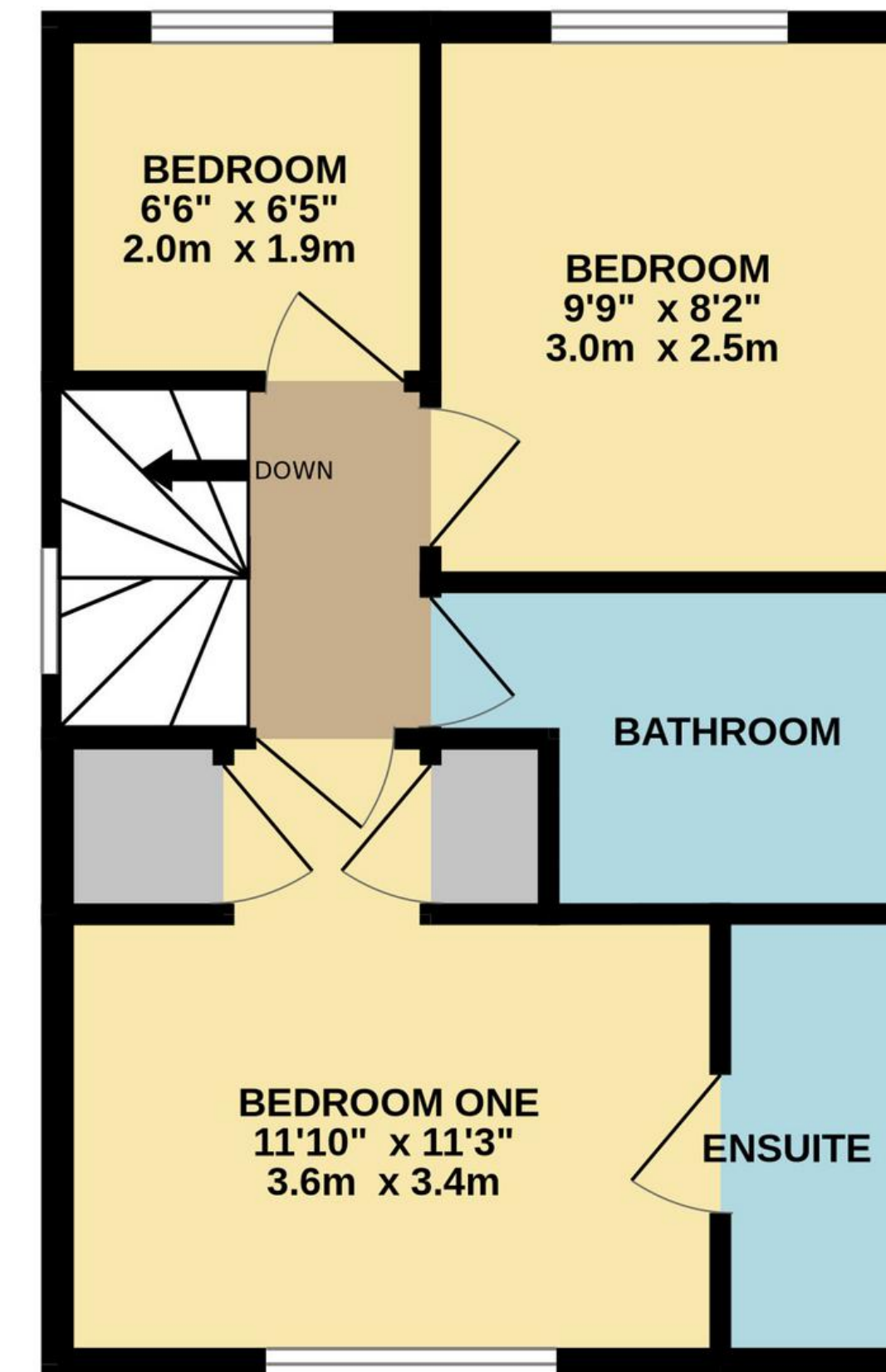
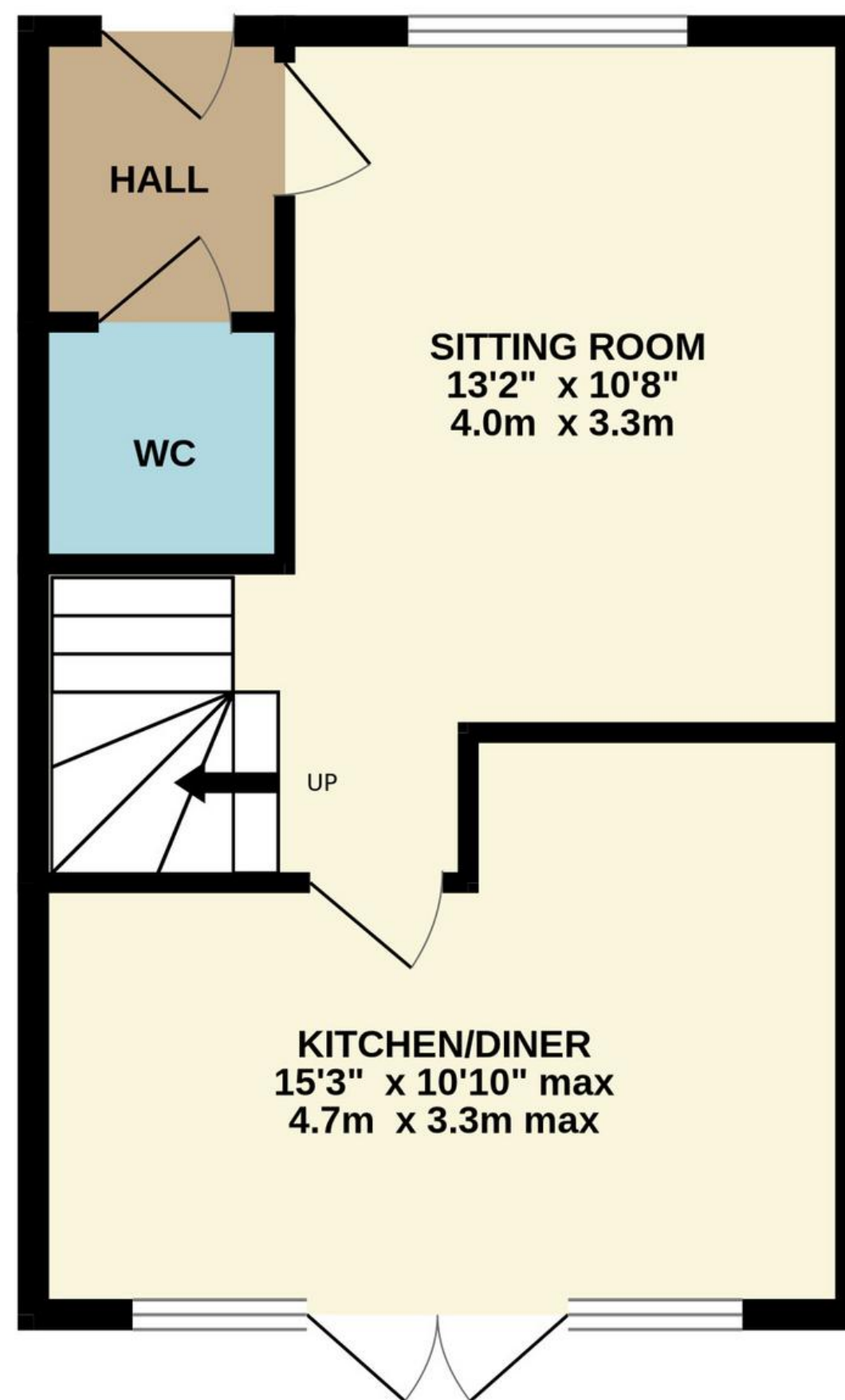
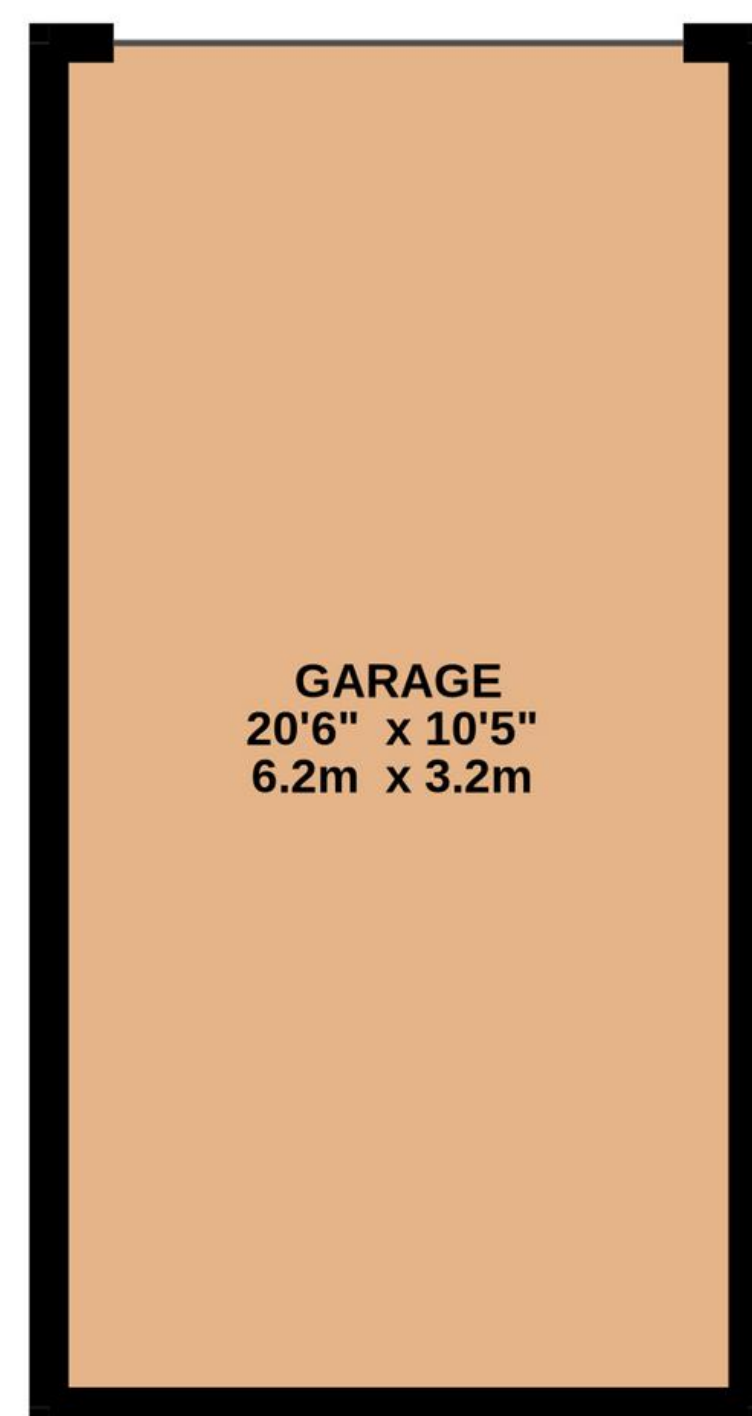
Unfurnished.

Available from 5th March 2023.

## Important Information

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. All measurements should be treated as approximate and for general guidance only.





TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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