ABODE
SALES & LETTINGS

Ruthyn Close, Ashby-De-La-Zouch, Leicestershire, LE65 IFU

£195,000

https://www.abodemidlands.co.uk/

**** IMPRESSIVE TWO DOUBLE BEDROOM MAISONETTE **** PRIVATE ENTRANCE AND ENCLOSED OUTDOOR STORAGE AREA **** Entrance hall, landing/study area, lounge, diner and fitted kitchen, two double bedrooms and a bathroom. Double length drive and an enclosed storage area for bins and bikes etc.

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HALL
Entrance door onto the hall with a storage cupboard and stairs to the first floor.

LANDING
Upvc double glazed window, radiator and a door to the open plan living area.

LOUNGE
Upvc double glazed window to the rear, storage cupboard and radiator.

DINING KITCHEN
Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, plumbing and space for a washing machine, two upvc double glazed windows and a radiator, door to the inner hall.

INNER HALL
Airing cupboard, radiator and doors to -

BEDROOM 1
Built in wardrobes, upvc double glazed window and a radiator.

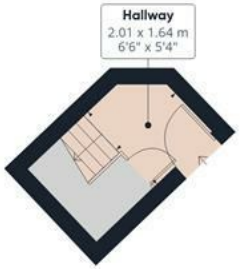
BEDROOM 2
Built in wardrobes, upvc double glazed window and a radiator.

BATHROOM
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, upvc double glazed window and a ladder style radiator.

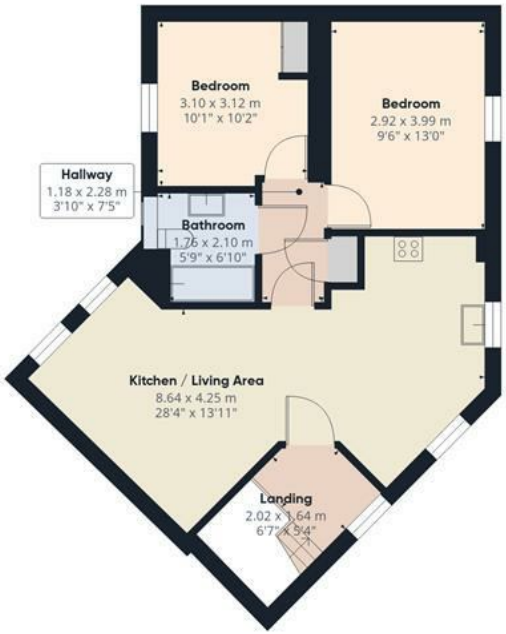
OUTSIDE
Enclosed paved storage area, perfect for bins and bikes etc.

WASH
YOUR
hands
YOU
FILTHY
ANIMAL

25
25



Floor 0



Floor 1

Approximate total area(1)

64.9 m²

698 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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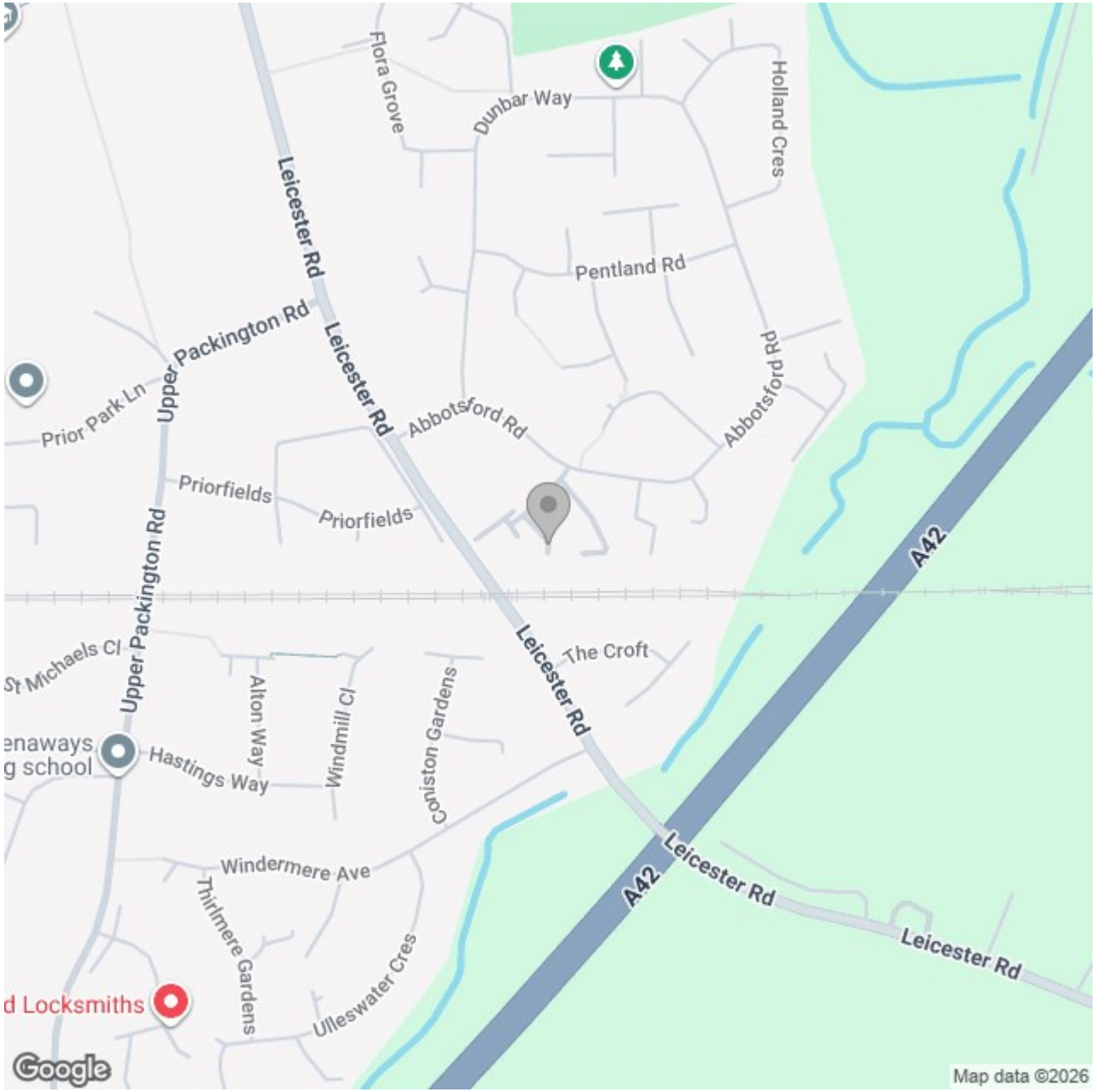

Energy Efficiency Rating

	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		

England & Wales

EU Directive 2002/91/EC

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