

CONVENIENTLY LOCATED AFFORDABLE TOWNHOUSE

**22 BUXTON ROAD
ASHBOURNE
DE6 1EX**



PRICE: O/A £125,000

Charming Grade II Listed period property

DESCRIPTION

Occupying a prominent location most convenient for the shops and other facilities of Ashbourne town centre this period middle terraced cottage property which is Listed Grade II offers pleasantly appointed and cosy, gas centrally heated, two-bedroomed accommodation considered likely to be of particular appeal to the first time purchaser, professional single person or couple or those looking for an investment purchase.

An early inspection of this delightful little property is considered essential.

ACCOMMODATION

An original panelled front door with regency portico leads to



Front Sitting Room 11' x 10'10" [3.35m x 3.30m] with small pane window to the front, double panel central heating radiator and fireplace with raised tiled hearth and ornate cast iron log burner stove. Beamed ceiling, inset ceiling spot lights.



Breakfast Kitchen 11'10" x 9' [3.61m x 2.74m] having terracotta tiled floor, beamed ceiling and open plan staircase to first floor. Four base cupboards, three matching wall cupboards, round edge work surfaces with inset single drainer stainless steel sink unit and mosaic tiled splash backs. Cooker housing with gas cooker point. Sealed unit double glazed window, door to exterior rear.

Utility/Boiler Room (accessed from the kitchen) 4'8" x 4' [1.42m x 1.22m] with plumbing for automatic washing machine, fitted shelves and wall mounted gas fired boiler for domestic hot water and central heating. Terracotta tiled floor.

Ground Floor Bathroom with fittings in white comprising panelled bath with over bath electric shower and full height ceramic tiling, pedestal wash hand basin, low flush wc. Sealed unit double glazed window.

Staircase to first floor level.

Bedroom One (front double) 11'5" x 11' [3.48m x 3.35m] with pine boarded floor, original small pane window and single panel central heating radiator. Twin double opening wardrobe cupboards with shelf and hanging rail.

Bedroom Two (rear) 9' x 9' [2.74m x 2.74m] with pine boarded floor, sealed unit double glazed window and double panel central heating radiator. Over stairs storage recess with shelf.

OUTSIDE

The property occupies a prominent position on Buxton Road with to the rear an enclosed courtyard area which is partially sheltered by a veranda and having walled planted border beyond.

SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in Derbyshire Dales District Council band B.

EPC RATING D.

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

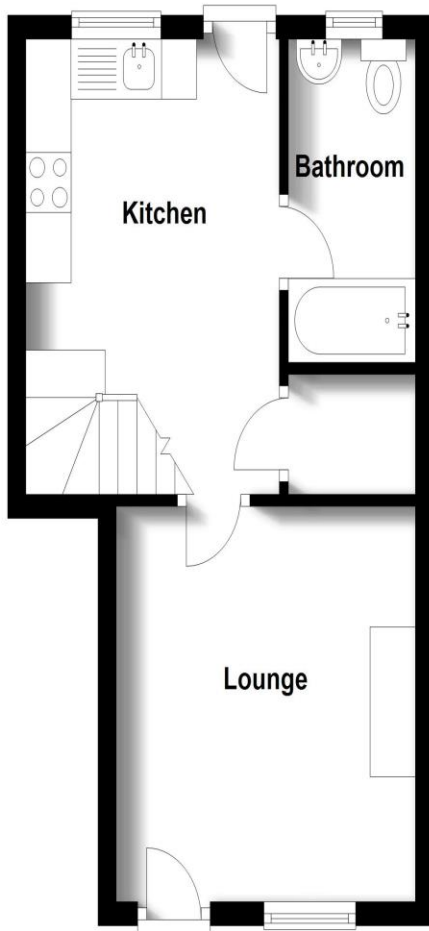
DIRECTIONS

From the agents Church Street office turn left. At the traffic lights proceed straight over and bear left up the Market Place. Proceed up Buxton Hill and the property will be found on the lefthand side.

Ref: FTA2224

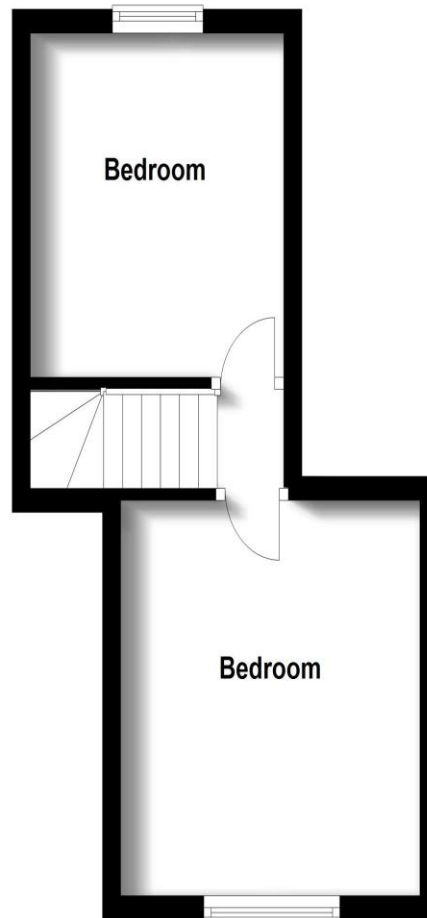
Ground Floor

Approx. 27.6 sq. metres (296.7 sq. feet)



First Floor

Approx. 21.7 sq. metres (233.8 sq. feet)



Total area: approx. 49.3 sq. metres (530.5 sq. feet)

22 Buxton Road, Ashbourne, Derbyshire, DE6 1EX

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.
The particulars form no part of a contract or lease.