

**A THREE BEDROOM MID TERRACE PROPERTY OFFERING EXCELLENT
VALUE FOR MONEY**

**17 BROOKSIDE
ASHBOURNE
DE6 1FY**



PRICE: O/A £137,500

**Conveniently located within walking distance of the town centre
NO UPWARD CHAIN**

DESCRIPTION

A well presented and spacious three bedroomed property occupying a convenient location on the outskirts of Ashbourne town centre. The property has gas central heating, upvc double glazing and briefly comprises entrance hall, sitting room, dining kitchen, three bedrooms and family bathroom along with gardens to the front and rear.

Likely to be of great appeal to young families looking three bedroom accommodation at an affordable price.

ACCOMMODATION

A upvc double glazed front entrance door opens into the

Entrance Hall with radiator and understairs storage cupboard. Doors lead to the kitchen, sitting room and;

Cloakroom having a low flush wc and wash hand basin.



Sitting Room 6.10m x 3.04m (20' x 10') with front and rear aspect upvc double glazed windows, two radiators and feature stone fireplace with side plinth and quarry tiled hearth.



Dining Kitchen 6.08m x 2.28m (19'11" x 7'6") comprising a range of wall and base units and drawers, work surface with inset stainless steel sink and drainer unit, tiled splashbacks, gas cooker point and space for three appliances. Front and rear aspect upvc double glazed windows, two radiators and door leading to the;

Rear Entrance Hall with in built storage cupboard, radiator and upvc double glazed rear entrance door.

First Floor Landing with access to the roof space and in built cylinder cupboard.



Bedroom One 6.24m x 3.10m (20'6" x 10'2") (overall measurements). Having front and rear aspect upvc double glazed windows and two radiators.



Bedroom Two 3.55m x 3.24m (11'8" x 10'8") with rear aspect upvc double glazed window, radiator and in built cupboard over the stairs providing hanging rail and shelving.

Bedroom Three 2.63m x 2.21m (8'8" x 7'3") with front aspect upvc double glazed window, radiator and cupboard housing the Potterton gas central heating boiler.



Family Bathroom comprising a double shower cubicle with Mira Sport electric shower, pedestal wash hand basin and low flush wc. Front aspect upvc double glazed window, radiator and partially tiled walls.

OUTSIDE

There is a garden to the front with lawn, well stocked borders and path leading to the front entrance door.

To the rear of the property there is a lawned garden and paved patio enclosed by timber fencing with rear entrance gate.



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 band B.

EPC RATING B.

VIEWING

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

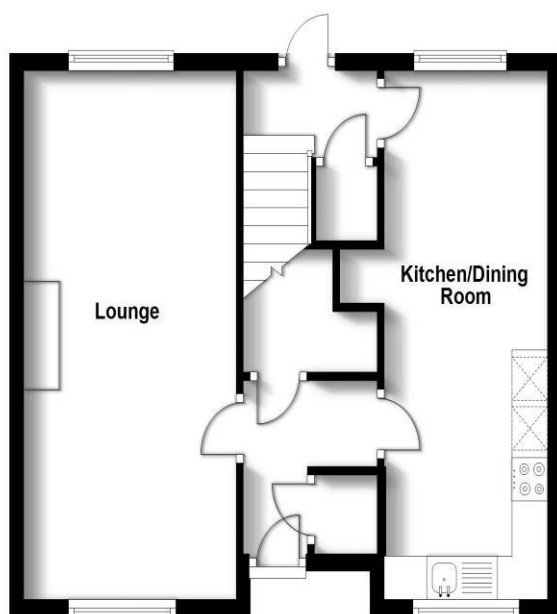
DIRECTIONS

From the agents Church Street office turn left. Proceed to the traffic lights and go straight over. Proceed onwards through St John Street to the very end and at the 'T' junction turn right into Park Road. Take the first left hand turn into Park Avenue. Proceed along here turning left into Brookside. The property is located part way down on the left hand side.

Ref: FTA2230

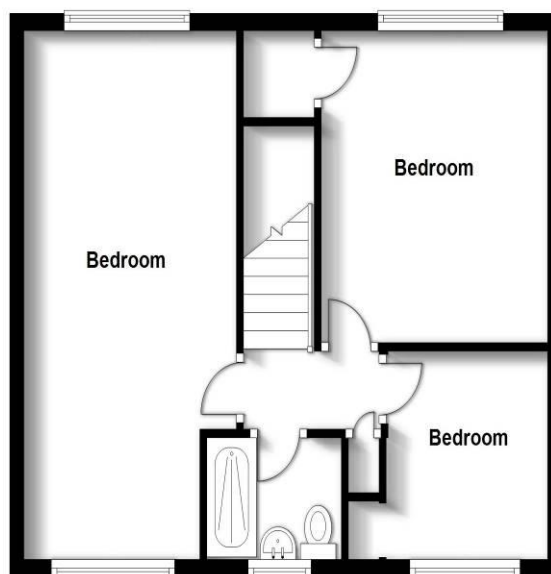
Ground Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.0 sq. feet)



Total area: approx. 89.2 sq. metres (960.3 sq. feet)

17 Brookside , Ashbourne, Derbyshire, DE6 1FY

www.fidler-taylor.co.uk

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.