

**108 CAVENDISH ROAD
MATLOCK
DERBYSHIRE DE4 3HE**



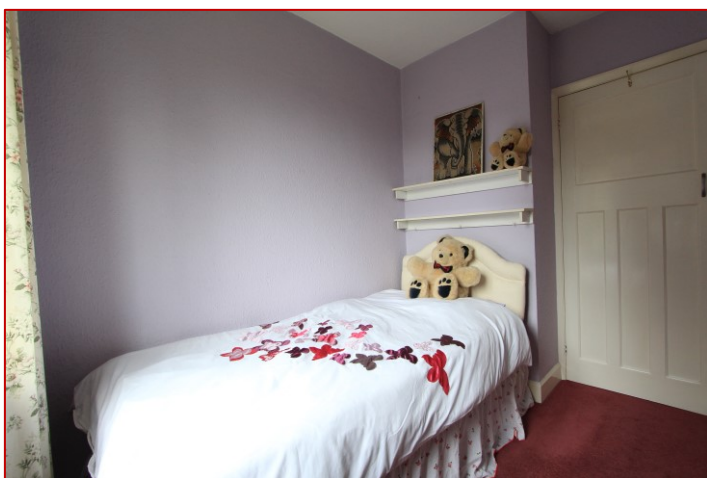
O A £205,000

A traditional three bedroomed home within a sought after residential location.

Built of brick beneath part rendered elevations and dating from the 1950s, this traditional three bedroomed house is being offered for sale for the first time. The property has been well maintained over the years yet offers opportunity for some updating and potential to create an excellent family home. The property benefits from a good sized garden plot with broad frontage and off street parking at the rear.

Situated on the popular Cavendish Road, handy for nearby recreational facilities and around one mile from Matlock's town centre. The house is well placed for all local schooling and other amenities. The delights of the surrounding Derbyshire Dales and Peak District countryside are also close at hand as are the neighbouring centres of employment to include Bakewell, Chesterfield and Alfreton.

- 3 bed property
- Sought after residential location
- Opportunity for updating
- Good sized garden plot
- Off street parking at rear
- Well placed for local schooling
- Nearby recreational facilities
- Viewing highly recommended



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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.

ACCOMMODATION

A part glazed front door is sheltered beneath a porch canopy and opens to an **entrance hallway** having stairs which lead off to the **first floor** with useful storage cupboard beneath. A multi-paned hardwood door leads off to the:

Sitting Room – 4.47m x 3.36m (14' 8" x 11' 1") featuring a substantial modern cut stone fireplace with solid fuel grate. A front facing window allows good natural light and views across the gardens.

Kitchen – 3.2m x 2.4m (10' 6" x 7' 11") accessed off the hall and with a multi-paned hardwood door leading to a half glazed **rear porch** which, in turn, provides external access from the drive and back garden. The kitchen is fitted with a range of low level cupboards, drawers and work surfaces with additional wall mounted pine display cabinets. There is a stainless steel sink unit, plumbing for an automatic washing machine, gas cooker point and window facing the rear. A traditional panelled door leads off to a walk-in **store** within which is a built in cupboard siting the hot water cylinder, window to the rear and the room offers ample opportunity for cloak and boot storage.

From the hallway, stairs rise to the first floor **landing** with window to the side and access to the **roof void** via a drop down aluminium ladder. The roof void is principally boarded offering useful storage potential. Taking the accommodation in an anti-clockwise manner from the head of the stairs, traditional panelled doors open to:

Bathroom fitted with a coloured suite to include panelled bath, pedestal wash hand basin and low flush WC. There are two obscure glazed windows and wall mounted fan heater.

Bedroom 1 – 3.38m x 2.41m (11' 1" x 7' 11") with a rear facing window offering a pleasant outlook across the lane and neighbouring gardens.

Bedroom 2 – 3.23m x 3.06m (10' 7" x 10' 1") a good front facing double bedroom.

Bedroom 3 – 2.75m x 2.3m (9' 1" x 7' 7") average. A front facing single room with fitted shelving and wall mounted Baxi gas heater.

OUTSIDE

The property enjoys the benefit of a broad road frontage to an almost triangular plot. The front gardens are principally laid to lawn, dissected with a paved path and gateway from the roadside and surrounded by well stocked herbaceous borders planted with a variety of shrubs and perennials. The garden extends and narrows to the side.

The rear garden area is landscaped to provide car standing together with a paved patio, **timber shed** and herbaceous border. A vehicular right of way is enjoyed across the adjacent lane into the rear of the property.

Integral to the house is a useful **fuel store**.

TENURE – Freehold.

SERVICES – All main services are available to the property which benefits from UPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band B.

FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Bank Road rising up the hill into Rutland Street before bearing right into Wellington Street. At the top of the hill, turn sharp left into Cavendish Road. Continue for around 400m passing the turn into Wolds Rise and Bidstone Close, the property can then be found on the right hand side.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

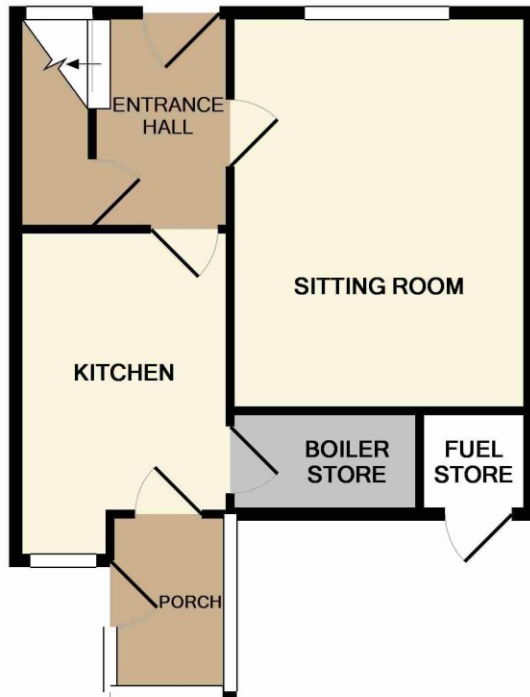
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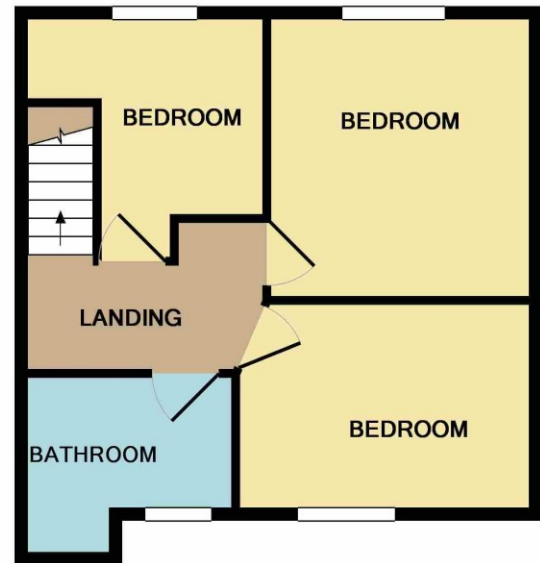
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	17	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 741 SQ.FT. (68.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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