

**A WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW  
CONVENIENTLY LOCATED WITHIN THIS SOUGHT AFTER VILLAGE ON  
THE OUTSKIRTS OF ASHBOURNE**

**32 CROSS SIDE  
CLIFTON  
ASHBOURNE  
DE6 2GJ**



**PRICE: OFFERS OVER £145,000**

**NO UPWARD CHAIN**

**OFFERING EXCELLENT VALUE FOR MONEY**

**INTERNAL VIEWING HIGHLY RECOMMENDED**

## ACCOMMODATION

A well presented two bedroom semi detached bungalow located within the sought after village of Clifton, conveniently placed for Ashbourne town centre. The bungalow has gas central heating, upvc double glazed windows and briefly comprises entrance hall, sitting room, recently re-fitted kitchen, porch/utility room, two bedrooms and shower room. There are enclosed gardens on three sides.

Considered ideal as a retirement bungalow, for first time buyers or buy-to-let purchasers.

## ACCOMMODATION

A timber front entrance door with glazed panels opens into the

**Entrance Porch/Utility Room** 2.02m x 1.84m (6'8m x 6') with radiator, fitted pine wall cupboard, wall mounted Ideal gas central heating boiler, gas meter, plumbing for automatic washing machine and dishwasher. A doorway opens into the

**Kitchen** 3.38m x 2.47m (11'1" x 8'1") comprising a modern range of wall and base units and drawers, work surface with inset stainless steel sink unit and drainer unit. Electric cooker point with stainless steel extractor hood over. Front aspect upvc double glazed window and radiator. A glazed and panelled door opens into the



**Sitting Room** 3.94m x 3.45m (12'11" x 11'4") with upvc double glazed rear aspect window and radiator. A glazed and panelled door opens to the



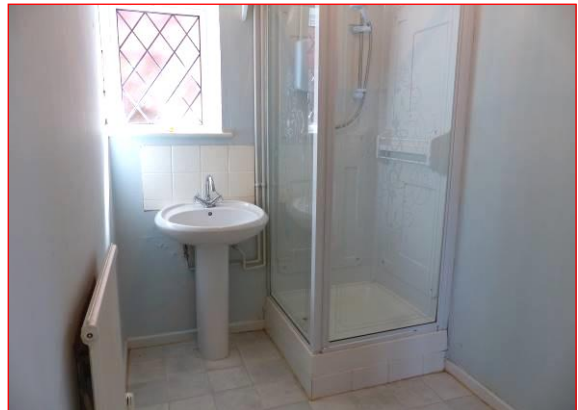
**Side Entrance Hall** having radiator, upvc double glazed side entrance door and doors leading to the bedrooms and shower room.

**Bedroom One** 4.44m x 2.48m (14'7" x 8'2") with rear aspect upvc double glazed window, radiator and built in wardrobe with cupboard above.



**Bedroom Two** 3.30m x 2.47m (10'10" x 8'1") with front aspect upvc double glazed window, radiator and built in wardrobe with cupboard above.

**Shower Room** 2.47m x 1.59m (8'1" x 5'3") comprising a shower cubicle with electric shower, pedestal wash hand basin, low flush wc, front aspect upvc double glazed window. Radiator and access to the roof space.



## OUTSIDE

To the front of the property there is a lawned garden with well stocked borders and timber garden shed. A pathway leads to the side of the property where there is a paved patio with gravelled and planted borders. At the rear there is a lawned garden with boundary hedge.





### 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 - D

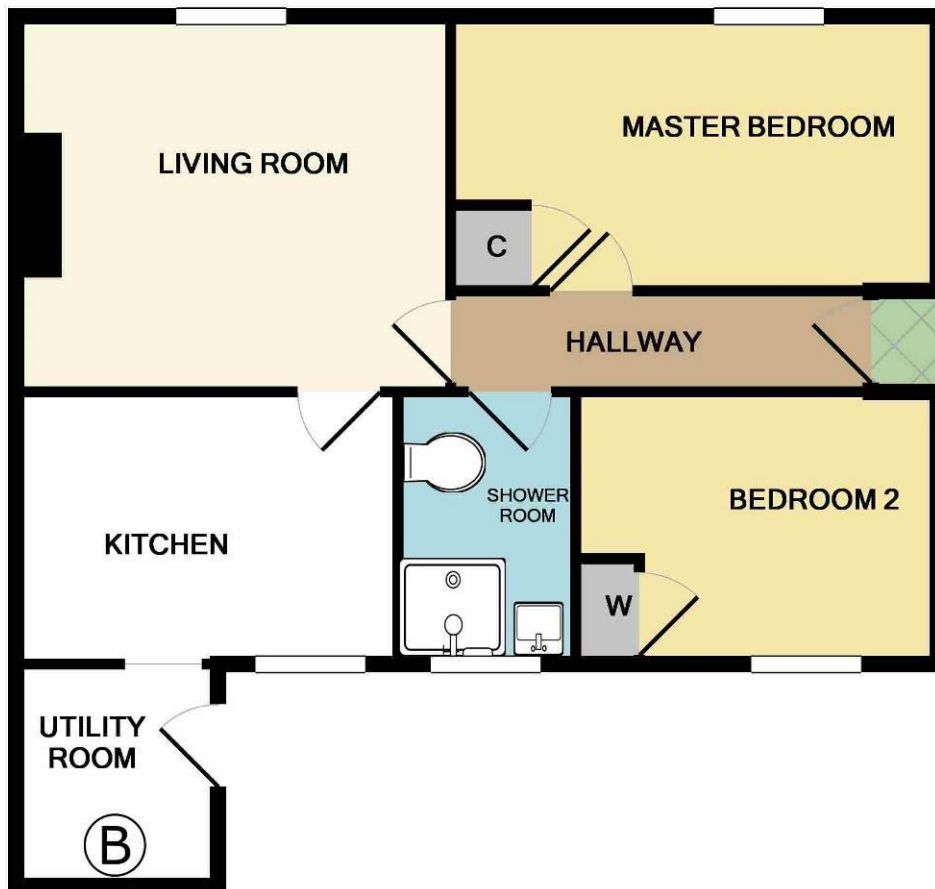
### VIEWING

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

### DIRECTIONS

From Ashbourne take the A515 Lichfield/Sudbury road. Turn right into the village of Clifton and then take the first right into Cross Side. Proceed to the top of the hill where the bungalow will be found on the left hand side identified by our For Sale board.

Ref: FTA2259



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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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.