

A MODERN THREE STOREY TOWN HOUSE

**4 THE MALTINGS
UNION STREET
ASHBOURNE
DE6 1FG**



PRICE: OFFERS OVER £140,000

A most convenient town centre home or investment opportunity

DESCRIPTION

An ideal town centre home or investment opportunity being most conveniently situated only a short distance from Ashbourne Market Place and thus most conveniently located for the shops and other facilities of the town centre this town house property offers good sized two bedroom accommodation arranged over three floors with the additional benefit of an integral garage.

Considered ideal for occupation by the professional couple or as a first time buyer or investment home opportunity the property has electric night storage heating and sealed unit double glazing throughout. Early viewing is recommended.

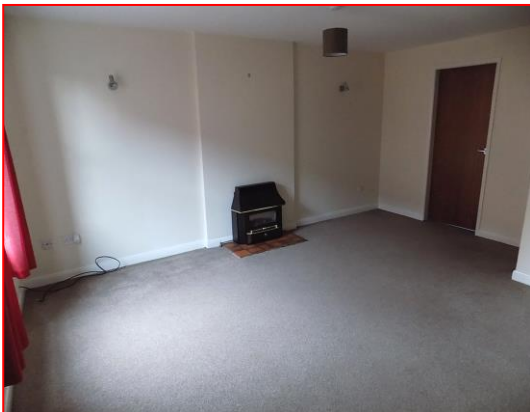
ACCOMMODATION

A hardwood panelled front door leads to

Reception Hall having night storage heater and staircase off to first floor level.

Ground Floor Study/Utility Room 8'1" x 7' (2.46 x 2.13m) with aluminium framed sealed unit double glazed window.

From the hall there is a pedestrian access door to the garage.



First Floor Sitting Room being L shaped and having maximum overall measurements of 15'9" x 14' (4.80m x 4.27m) with aluminium framed sealed unit double glazed window, two wall light points and night storage heater. Quarry tiled hearth and fitted decorative fuel effect gas fire.



Kitchen 8' x 7' (2.44m x 2.13m) having fitted base and wall cupboard with round edge work surfaces and single drainer stainless steel sink unit. Appliance space, electric cooker point, sealed unit double glazed window.

At second floor level Landing with in built double opening wardrobe having fitted shelf and rail and flanking shelved storage cupboard.

Bedroom One (front double) 13'3" x 8' (4.04m x 2.44m) with aluminium framed sealed unit double glazed window to the front and night storage heater.

Bedroom Two (rear) 8' x 9'7" (2.44m x 2.92m) with night storage heater and aluminium framed sealed unit double glazed window.



Bathroom having fittings in white comprising panelled bath with over bath Triton T80 electric shower, low flush wc and pedestal wash hand basin. Aluminium framed sealed unit double glazed window. Electric towel rail radiator.

Adjacent to the bathroom a door from the landing leads to the in built cylinder and airing cupboard with insulated copper hot water cylinder, fitted immersion heater and fitted slatted shelves.

OUTSIDE

The property which occupies a prominent and convenient town centre location is approached directly from Union Street. A side vehicular access leads to the rear of the house and this in turn leads to the integral ground floor

Garage 16'6" x 10'10" (5.03m x 3.30m) maximum with up and over door, electric light and power supply, hot and cold plumbing, under stairs storage area and pedestrian access door to the main hall of the house.

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 the agents Church Street office turn left, proceed through the traffic lights into St John Street and then bear left into the Market Place. At the top of the Market Place bear left again into Union Street and the property will be found a little way along on the right hand side.

Ref: FTA2276

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