

**A SUBSTANTIAL AND SPACIOUS, TRADITIONALLY STYLED AND  
CONSTRUCTED, TOWN CENTRE PROPERTY**

**2 DOVEHOUSE GREEN, ASHBOURNE, DE6 1FF**



**PRICE: £155,000**

**Occupying a prominent corner plot position and providing good sized four  
bedroomed accommodation with rear garden, stores and cellarge.**

**Offering scope for alteration and upgrading to the requirements of a new purchasers  
individual taste the house would make an ideal family home or provide a good  
investment opportunity.**

## ACCOMMODATION

**Font Entrance Hall** approx. 4m x 1m  
**Rear Entrance Hall** 3.65m x 0.92m  
**Reception Room One** (front) 3.85m x 3.48m  
**Reception Room Two** (rear) 3.56m x 3.21m  
**Reception Room Three** 2.58m x 2.4m  
**Ground Floor Shower Room/wc** 2.38m x 1.25m  
**Fitted Kitchen** 3.17m max x 3.11m

At first floor level:  
Landing

**Bedroom One** (front) 3.85m x 3.48m  
**Bedroom Two** (front) 3.96m x 2.42m  
**Bedroom Three** (rear) 3.45 x 3.2m  
**Bedroom Four** (rear) 3.21m x 2.34m  
**Bathroom/wc**

### Extensive two-compartment cellar

Gross internal floor area approx. 116sq.m excluding cellarge

## OUTSIDE

Good sized rear gardens and two stores with former wc.

## 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 C.

## EPC RATING band D

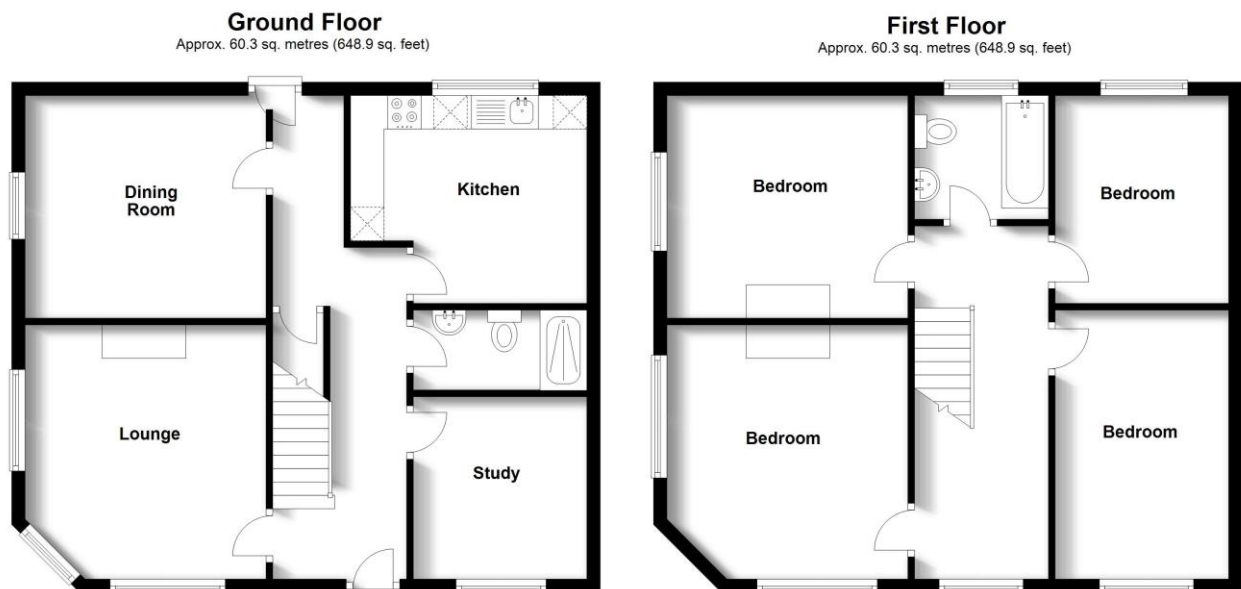
## VIEWING

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

## DIRECTIONS

From the agents Church Street office turn left. Continue through the traffic lights into St John Street and at the Market Place bear left again. At the top of the Market Place turn left into Union Street and continue along and the property will be noted straight ahead at the junction of Union Street, Dovehouse Green and Belle Vue Road.

FTA2289



Total area: approx. 120.6 sq. metres (1297.8 sq. feet)  
2 Dovehouse Green, Ashbourne, Derbyshire, DE6 1FF

[www.fidler-taylor.co.uk](http://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