

AN IDEAL FIRST HOME OR INVESTMENT PURCHASE.

**4 DOVE HOUSE GREEN
ASHBOURNE
DE6 1FF**



PRICE: £125,000

DESCRIPTION

A substantial, traditionally styled and constructed, brick and tile, mid-terrace property offering spacious, gas centrally heated and sealed unit double glazed, two bedroomed accommodation in a popular and convenient town centre location. The characterful accommodation now requires a degree of upgrading and refurbishment but would provide an excellent first home or investment purchase.

ACCOMMODATION

Entrance Hall 4.6m x 1.8m

Sitting Room 4m x 3.56m

Dining Room 3.68m x 3m

Fitted Kitchen 2.62m x 1.76m

At first floor level:

Landing

Bedroom One (front) 5.02m x 3.57m max

Bedroom Two 3.64m x 3m

Bathroom with three-piece suite

Good sized and useful Cellar

Gross internal floor area of approximately 74sq.m
excluding cellarge

OUTSIDE

Rear gardens, two stores.

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

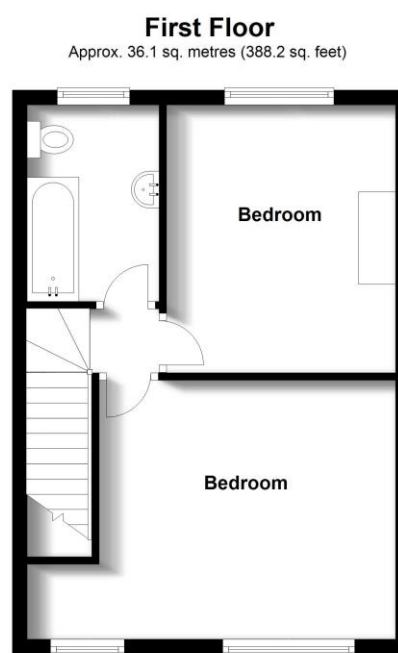
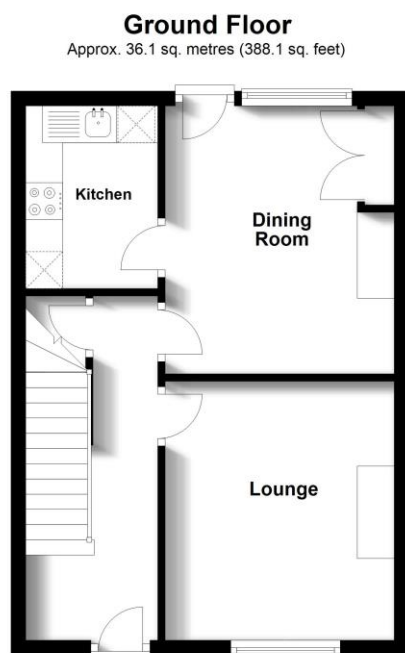
VIEWING

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.

FTA2290



Total area: approx. 72.1 sq. metres (776.3 sq. feet)
4 Dovehouse Green, Ashbourne, Derbyshire, DE6 1FF

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