

**A CHARMING TWO BEDROOM TOWN HOUSE LOCATED WITHIN AN
EXCLUSIVE PRIVATE GATED COURTYARD**

**THE COACH HOUSE
3 MADGE MEWS, PARK ROAD
ASHBOURNE, DE6 1FN**



PRICE: O/A £259,000

**Centrally located within the heart of this sought after Market Town
IDEAL PURCHASE FOR PROFESSIONALS OR RETIREES**

DESCRIPTION

A charming two bedroom town house occupying a pleasant exclusive courtyard location within the heart of this sought after market town.

The property is accessed via electric security gates which provides a secure and private small community. The accommodation briefly comprises: entrance hall, cloakroom, breakfast kitchen and sitting room to the ground floor along with two first floor bedrooms, dressing room and luxury bathroom. There is an allocated parking space and private enclosed garden.

ACCOMMODATION

A partially glazed front entrance door opens into the

Entrance Hall with staircase leading to the first floor and doors lead to the cloakroom, breakfast kitchen and sitting room/dining room.

Cloakroom comprising a low flush wc, wash hand basin, tiled walls and flooring, front aspect sash window and extractor fan.



Breakfast Kitchen 3.58m x 2.79m (11'9" x 9'2") comprising a comprehensive range of modern wall and base units and drawers, integrated appliances including refrigerator, freezer, Smeg washing machine, Zanussi dishwasher. Smeg electric oven and Smeg four ring gas hob with Smeg stainless steel extractor hood above. Work surface with inset single drainer stainless steel sink unit and complementary tiled splash backs. Ceiling spot lighting, covered ceiling, rear aspect sash window, radiator and tiled flooring.



Sitting/Dining Room 5.24m x 3.30m (17'2" x 10'10") having a coved ceiling, dual aspect sash windows, two radiators and feature fireplace with inset electric fire.

First Floor Landing with front aspect sash window and doors lead to the bedrooms, dressing room and bathroom.

Bedroom One 3.24m x 2.97m (10'8" x 9'9") with coved ceiling, radiator and rear aspect sash window with secondary glazing.

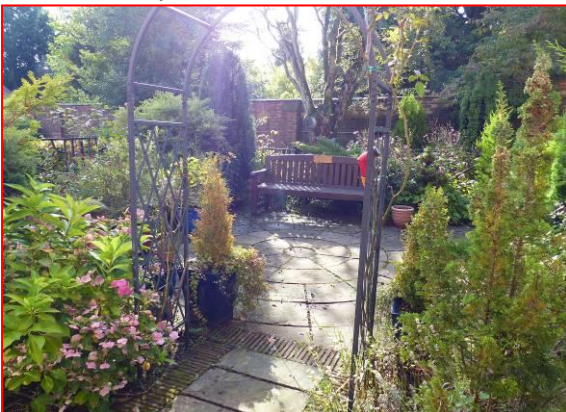


Bedroom Two 3.24m x 2.18m (10'8" x 7'2") with coved ceiling, access to the loft space, front aspect sash window with secondary glazing, radiator and fitted double wardrobe.

Dressing Room 1.83m x 1.67m (6' x 5'6) having a radiator along with fitted shelving and hanging space.



Family Bathroom having a five piece suite in white comprising bath with tiled side, corner shower cubicle with mains control shower, wash hand basin with vanity unit below, low flush wc and bidet. Ceiling spotlighting, fully tiled walls and flooring, heated towel rail and rear aspect sash window.



OUTSIDE

The property is approached via security gates with intercom system which allows pedestrian and vehicular access. There is an Allocated Parking Space and a pathway leads to the front entrance gate of The Coach House.

The property has its own private landscaped garden planted with a variety of shrubs and there is a large paved patio.

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.

PLEASE NOTE

There is a service charge of a small contribution towards lighting and gardening for communal areas.

COUNCIL TAX

For Council Tax purposes the property is in band C.

EPC RATING C

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 one-way traffic system and at the 'T' junction turn right into Park Road. Turn right into Shaw Croft car park and Madge Mews will be located on the right hand side behind private, gated access and as identified by our For Sale board.

Ref: FTA2300

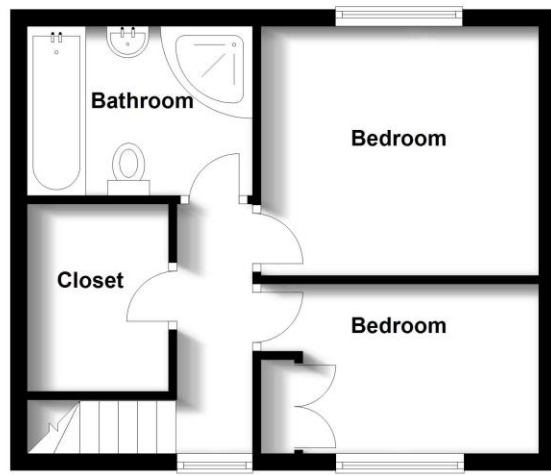
Ground Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.3 sq. feet)



Total area: approx. 62.3 sq. metres (670.7 sq. feet)

The Coach House, 3 Madge Mews, Ashbourne, Derbyshire, DE6 1FN

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.