

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

**1 MADGE MEWS
ASHBOURNE
DE6 1FN**



PRICE: OIRO £225,000

Centrally located within the heart of this sought after Market Town
Ideal purchase for first time buyers, professionals or active retirees
NO UPWARD CHAIN

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: sitting/dining room, breakfast kitchen and cloakroom/utility room to the ground floor along with two first floor bedrooms and shower room. There is an allocated parking space, visitors parking facility and private enclosed garden.

ACCOMMODATION

A front entrance door opens into the

Sitting/Dining Room 5.11m x 3.35m [16'9" x 11'] overall measurements. Having a radiator, staircase leading to the first floor, laminate flooring, double glazed front aspect window and floor to ceiling double glazed windows to the side. A door leads to



Breakfast Kitchen 3.99m x 2.7m [13'1" x 8'10"] having a range of modern wall and base units and drawers, three display cabinets with glazed doors, integrated dishwasher, Smeg electric oven, Smeg four ring gas hob with stainless steel extractor hood above. Work surface with inset one and a half bowl stainless steel sink and drainer unit and tiled splash back. Rear aspect double glazed window, radiator and laminate flooring. A door leads to



Cloakroom/Utility Room 2.33m x 1m [7'8" x 3'3"] comprising a low flush wc, wash hand basin with tiled splash back. Work surface with plumbing for a washing machine below. Tiled floor and radiator.

First Floor Landing with doors leading to the bedrooms and shower room.

Bedroom One 4.43m x 3.02m [14'6" x 9'11"] overall measurements. With rear aspect double glazed window overlooking the park. Radiator and three-door wardrobe providing hanging and shelving space.



Bedroom Two 3.27m x 3.03m [10'8" x 9'11"] with side aspect double glazed window, radiator and access to the loft space.



Shower Room 1.78m x 1.74m [5'10" x 5'8"] comprising a double shower cubicle with mains control shower, wash hand basin and low flush w.c. Complementary tiled flooring and partially tiled walls. Front aspect double glazed window, radiator and ceiling spot lights.



OUTSIDE

The property is approached via security gates with intercom system which allows pedestrian and vehicular access. There is an Allocated Parking Space.

A gate leads to the private garden of number 1, where there is a lawned garden and pathway to the front door along with side paved patio area. There is a paved access to the rear where there is a storage shed.



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 B.

EPC RATING band 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.



Ref: FTA2319

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.