



28 SPRINGFIELD AVENUE, ASHBOURNE, DE6 1BJ

PRICE: £225,000

DESCRIPTION

A traditional three bedroomed semi detached property offering considerable scope for improvement and alteration to the purchasers own taste and requirements, standing on a generous plot with gardens, driveway parking and garaging to the rear.

The accommodation has gas central heating and briefly comprises entrance hall, bathroom, sitting room, fitted kitchen and conservatory to the ground floor along with three first floor bedrooms.

Situated in a popular residential location conveniently placed within walking distance of local amenities, shops and Hilltop Primary School. Ashbourne town centre is also walkable or a few minutes drive away for a wider choice of amenities.

Early internal viewing recommended.

ACCOMMODATION

A upvc sealed unit double glazed and panelled front door leads to

Reception Hall with double panel central heating radiator and staircase off to first floor level with upvc sealed unit double glazed window at the stair foot. Most useful under stairs storage cupboard with fitted shelf and coat pegs.

Ground Floor Bathroom having modern fittings in white comprising panelled bath with over bath Triton electric shower control, pedestal wash hand basin and low flush wc. Fully ceramic tiled walls, single panel central heating radiator, sealed unit double glazed window.

Sitting Room 16' x 11'6" [5.03m x 3.5m] maximum. Having upvc sealed unit double glazed window to the front, double panel central heating radiator and two wall light points. Most attractive polished limestone fireplace with matching hearth and surround and fitted decorative fuel effect gas fire. Small pane glazed hardwood double opening doors from the sitting room lead to

Conservatory 13'10" x 11' [4.22m x 3.35m] having ceramic tiled floor, brick base and upvc sealed unit double glazed superstructure with door to the exterior rear. Double panel central heating radiator.

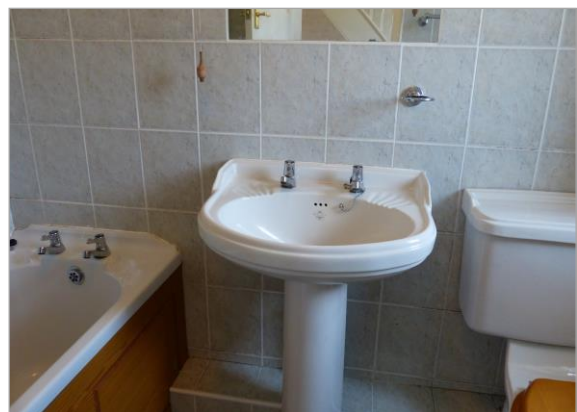
Kitchen 9'9" x 8'6" [2.97m x 2.59m] having connecting door from the conservatory and also from the entrance hall. The kitchen is well fitted with a good range of units providing base cupboards and wall cupboards with ample round edge work surfaces having appliance space beneath with plumbing for washing machine. Two sealed unit double glazed upvc windows, half tiled walls. The kitchen houses the wall mounted gas fired Worcester combination for domestic hot water and central heating.

Staircase to first floor landing.

Bedroom One 15'10" x 9'8" [4.83m x 2.925m] being a dual aspect, double bedroom with upvc sealed unit double glazed windows to both front and rear, double panel central heating radiator.

Bedroom Two 10'8" x 8'6" [3.25m x 2.59m] with upvc sealed unit double glazed window to the front and central heating radiator.

Bedroom Three 11'6" x 5'7" [3.5m x 1.7m] with upvc sealed unit double glazed window overlooking the rear garden, central



heating radiator and inbuilt double opening wardrobe cupboard with louvred doors and hanging rail, double opening cupboard over and range of matching high level storage cupboards.

OUTSIDE

The property occupies a very good sized plot standing behind an easily managed forecourt garden with block paved pathways, gravel bed and brick flower bed planter. A pedestrian side access leads through a timber gate to the rear of the property.

At the rear the property has the benefit of an excellent and well stocked garden with paved patio, flower and shrub beds, gravelled borders etc. There is a timber general storage shed and a large timber workshop/store both of which have electricity connected as does the useful aluminium frame greenhouse. A particular feature of this property is the separate vehicular access to the rear from Mumford Drive. This leads to a most useful detached concrete garage with up and over door.

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

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

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

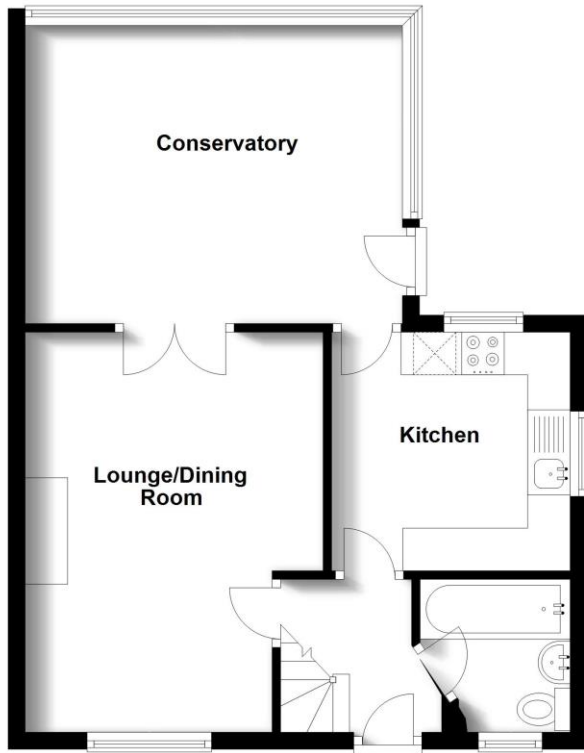
From Ashbourne town centre leave in a south easterly direction along the main A52 Derby road. Proceed to the top of the hill and turn right into Springfield Avenue. Continue along and the property will be found on the righthand side marked by our for sale board.

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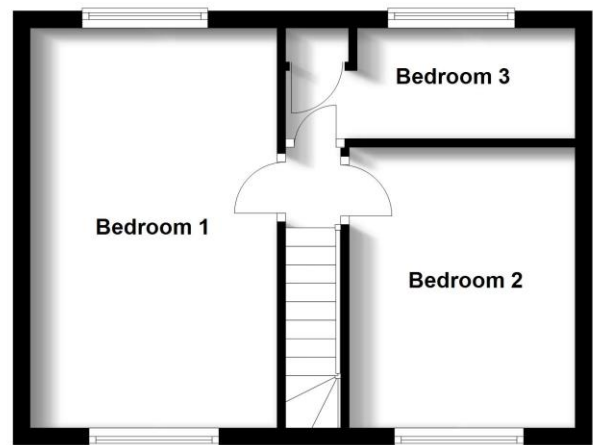
Ground Floor

Approx. 46.0 sq. metres



First Floor

Approx. 30.1 sq. metres



Total area: approx. 76.1 sq. metres

28 Springfield Avenue, Ashbourne, Derbyshire, DE6 1BJ

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.