



7 SPALDEN AVENUE, ASHBOURNE, DE6 1EN

PRICE: £205,000

DESCRIPTION

A traditionally styled semi situated in a popular and convenient residential location.

Benefitting from sealed unit double glazing and partial gas fired central heating the property now offers tremendous scope and potential for adaptation and updating to a new purchasers choice.

Briefly comprising entrance lobby, double aspect sitting room with conservatory to the rear, good sized dining kitchen with pantry, three bedrooms and shower room the property has a most pleasant front garden and good sized rear garden.

An early viewing is most enthusiastically encouraged.

ACCOMMODATION

A panelled, leaded, sealed unit double glazed upvc front door with flanking ornamental courtesy light leads to

Entrance Lobby with staircase off to first floor and inbuilt meter cupboard.

Double Aspect Sitting Room 5.55m x 3.65m [18'2" x 12'] having corniced ceiling, upvc sealed unit double glazed small pane window to the front and double opening glazed doors to the rear leading to Conservatory. Polished marble fireplace with inset decorative fuel effect gas fire and carved timber Adam style surround.

Conservatory 3.4m x 1.63m [11'2" x 5'5"] being brick based with upvc sealed unit double glazed superstructure and quarry tiled floor. Two wall lights.

Inner Lobby having ceramic tile floor and door off to deep under stairs storage cupboard. Further door to

Ground Floor Cloakroom having low flush wc and wall mounted wash hand basin with tiled splash back. Small pane glazed window.

Double Aspect Dining Kitchen 5.5m x 2.47m [18' x 8'1"] maximum having small pane sealed unit double glazed upvc window to the front with upvc sealed unit double glazed door to the exterior at the rear. Ceramic tiled floor and wall mounted Baxi boiler for domestic hot water and central heating. The Kitchen area is comprehensively fitted with a good range of units finished in light oak and providing base cupboards and wall cupboards including wall mounted corner cupboards and glazed display wall cupboard. Corner shelf unit. Round edge work surfaces with inset single drainer sink unit with mixer tap and ceramic tile splash backs. Integrated Indesit electric oven with four-burner Candy gas hob above and cooker hood over. Single panel central heating radiator and door off to

Walk-in Shelved Pantry

Staircase to first floor landing

Bedroom One 5.47m x 2.77m [17'11" x 9'1"] being a double aspect double with upvc sealed unit double glazed small pane windows to both front and rear. Two single panel central heating radiators and deep over stairs walk -in wardrobe or storage cupboard with double glazed window, rail and shelf.



Bedroom Two (front double) 3.68m x 3.08m [12'1" x 10'1"] with upvc sealed unit double glazed, small pane window to the front and single panel central heating radiator.

Bedroom Three 2.82m [9'3"] maximum x 2.34m [7'8"] with upvc sealed unit double glazed small pane window overlooking the rear garden. Inbuilt shelved cupboard with fitted shelves beneath and further inbuilt cylinder and airing cupboard housing the insulated copper hot water cylinder and having fitted slatted shelves.

Shower Room having three-piece suite in white comprising corner shower cubicle with fully tiled walls and sliding glazed shower screen doors, wall mounted Gainsborough Energy 1000 electric shower, pedestal wash hand basin, low flush wc. Single panel central heating radiator, wall mounted cupboard. Small pane sealed unit double glazed upvc window.

OUTSIDE

The property stands behind an extremely well stocked and mature front garden with path to the front door. A further wide pedestrian access through a wrought iron gate leads to the rear of the property where there is a good sized enclosed rear garden area with detached garden general store, paved area and immediately adjacent to the rear a wide open fronted canopy shelters the rear door from the kitchen with outside lights and power supply and outside cold water tap.

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 B.

EPC RATING band D.

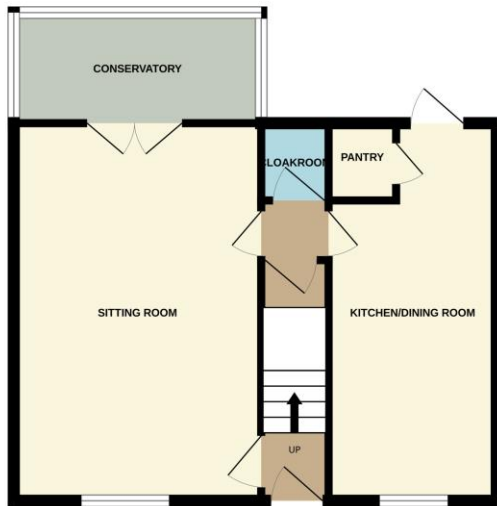
VIEWING

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

Ref FTA2690



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.