



16 SOUTH STREET, ASHBOURNE, DE6 1DP

PRICE: Offers around £145,000

DESCRIPTION

Providing spacious two bedroomed, gas centrally heated accommodation in a most convenient location, within ready access of the shops, schools and other facilities of Ashbourne town centre, this traditional middle town house property now offers tremendous scope and potential for alteration and updating to a new purchaser's personal taste.

Briefly comprising front Sitting Room, good sized rear Dining Room, fitted Kitchen and Conservatory, there are two double-bedrooms at first floor level, with Bathroom. Good sized rear garden.

Likely to be of interest to first time buyers, young families or DIY enthusiasts, the property should be viewed without delay.

ACCOMMODATION

A panelled front door leads to

Sitting Room 3.66m x 3.64m (12' x 11'11") plus cant bay to the front with UPVC sealed unit double-glazed window. Stone fireplace with fitted gas fire and flanking TV plinth. Double panel central heating radiator.

Dining Room 4.13m x 3.6m (13'6" x 11'9") with staircase off to first floor level, feature fireplace with fitted decorative fuel effect gas fire in Adam's style pine surround. Inbuilt flanking double-opening cupboard and further inbuilt shelved cupboard. Double panel central heating radiator. Arched opening to

Kitchen 3.4m x 1.9m (11'2" x 6'3") having single drainer sink unit with mixer tap, base cupboards and wall cupboards, ample work surfaces with appliance space beneath with plumbing for automatic washing machine. Ceramic tiled splashbacks, gas cooker point. Sealed unit double-glazed window and wall mounted gas fired boiler for domestic hot water and central heating.

Rear Conservatory 3.5m x 1.43m (11'6" x 5'4") being of UPVC sealed unit double-glazed construction, over a masonry base.

Staircase to first floor landing having inbuilt linen cupboard with double opening top cupboard and fitted slatted shelves.

Bedroom One (front) 3.7m x 3.6m (12'1" x 11'9") with double panel central heating radiator, sealed unit double-glazed window and inbuilt double wardrobe cupboard with fitted rail and shelf.

Bedroom Two (rear) 4.15m x 3.5m (13'7" x 11'6") with single panel central heating radiator, with a range of inbuilt wardrobe cupboards with fitted drawers and top cupboards.

Bathroom having panelled bath with mixer tap and shower handset, low flush WC and pedestal wash-hand basin. Double panel central heating radiator, sealed unit double-glazed window.

OUTSIDE

To the rear of the property, there is a long primarily paved, enclosed rear garden.

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

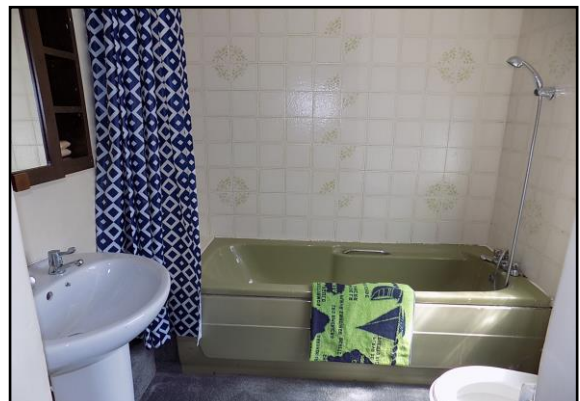
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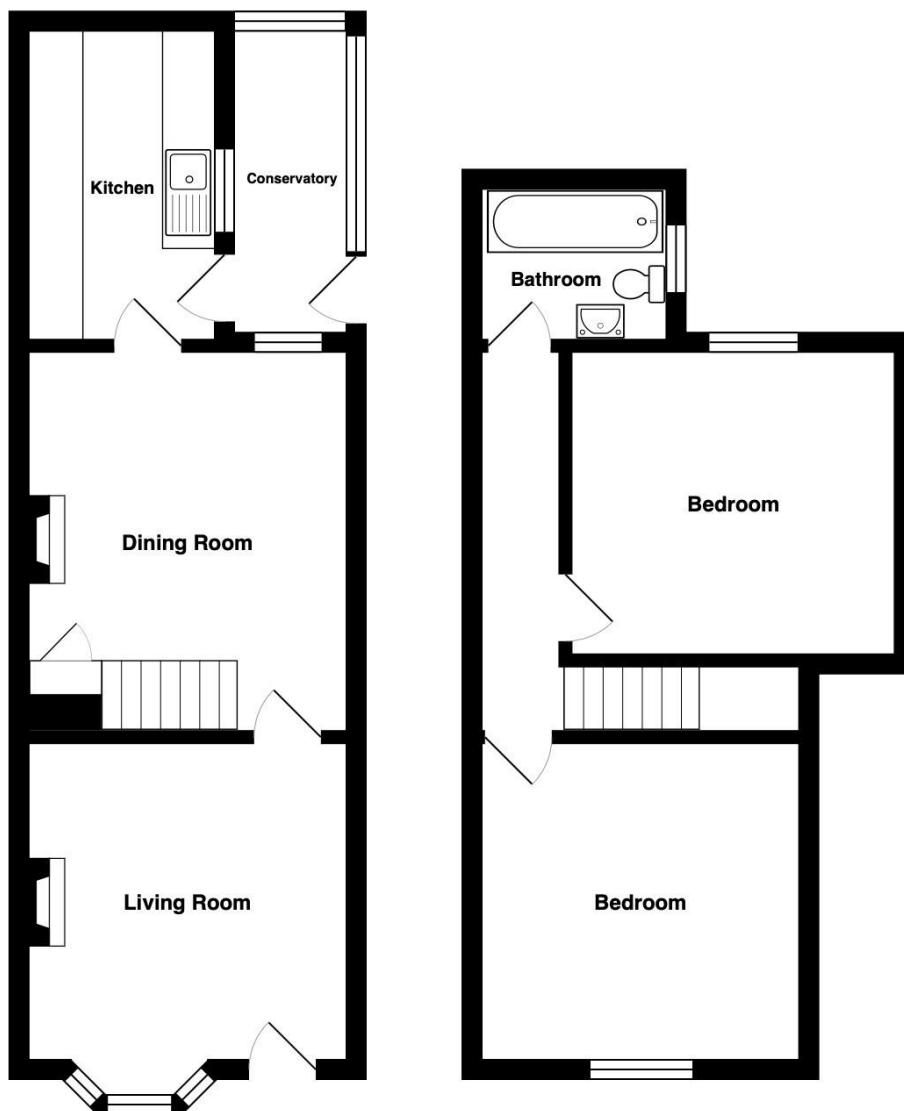
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS lakeside.monorail.laminate

Ref FTA2774



16, South Street, Ashbourne, DE6 1DP



Total Area: 79.1 m² ... 852 ft²

All measurements are approximate and for display purposes only

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.