



**147 PARK AVENUE  
ASHBOURNE, DE6 1GB**

**PRICE: OFFERS IN THE REGION OF £295,000**



**ASHBOURNE:** 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk  
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[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)



**ESTATE AGENTS   CHARTERED SURVEYORS   AUCTIONEERS**



## DESCRIPTION

A traditional two double bed roomed detached bungalow occupying a convenient location on a bus route and within level walking distance of Ashbourne town centre.

The property offers well-proportioned accommodation providing scope for improvement. Being gas centrally heated and upvc double glazed, the property briefly comprises reception hallway, sitting room/dining room, breakfast kitchen, two double bedrooms and bathroom. Externally the property stands in mature gardens with driveway providing parking and access to the attached garage.

Considered ideal for occupation by those looking towards retirement.

## ACCOMMODATION

A upvc double glazed front entrance door opens into the

**Entrance Hall** with parquet flooring, radiator and doors leading to the sitting room/dining room, breakfast kitchen, bathroom and both bedrooms.

**Sitting Room/Dining Room** 5.48m x 3.82m (18' x 12'7") having a continuation of the parquet flooring, coved ceiling, radiator, feature brick fireplace with quarry tiled hearth and inset wood burning stove. Serving hatch to the kitchen, front aspect upvc double glazed window and upvc double glazed French doors opening onto the garden.

**Breakfast Kitchen** 3.94m x 3.44m (12'11" x 11'4") comprising a range of wall and base kitchen units and drawers, space and plumbing for washing machine and dishwasher, electric cooker point, work surface with inset stainless steel sink and drainer unit and tiled splashback. Tiled flooring, radiator, double doors opening into the pantry, side and rear aspect upvc double glazed windows and upvc double glazed rear entrance door.

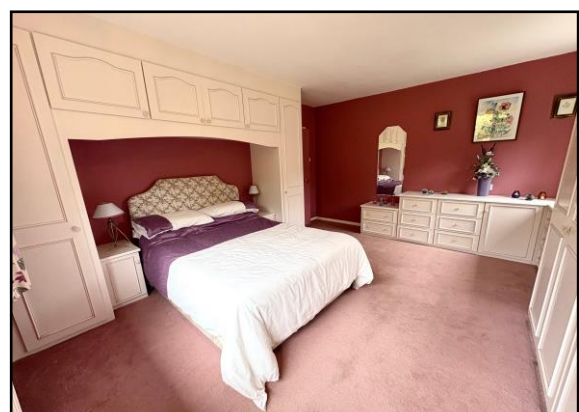
**Bathroom** 2.42m x 1.65m (7'11" x 5'5") comprising panelled bath with mains control shower over and glazed folding shower screen. Pedestal wash hand basin, low flush wc, partially tiled walls, traditional style radiator with heated towel rail and rear aspect upvc double glazed window.

**Bedroom One** 4.50m x 3.96m (14'9" x 13') having front and side aspect upvc double glazed windows, radiator and a range of fitted bedroom furniture comprising wardrobes providing hanging and shelving space, drawers, cupboards and bedside tables.

**Bedroom Two** 3.96m x 3.36m (13' x 11') having rear and side aspect upvc double glazed windows and radiator.

## OUTSIDE

Double wrought iron gates open onto the driveway providing parking and access to the





**Garage** 4.65m x 2.94m (15'3" x 9'8") with up and over door, light and power, side aspect upvc double glazed windows and wall mounted Worcester gas central heating boiler.

Having a wrap around garden with lawn and being well stocked with a variety of plants, shrubs and bushes. There is a paved patio seating area to one side with summer house.

#### **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 D.

#### **EPC RATING D**

#### **VIEWING**

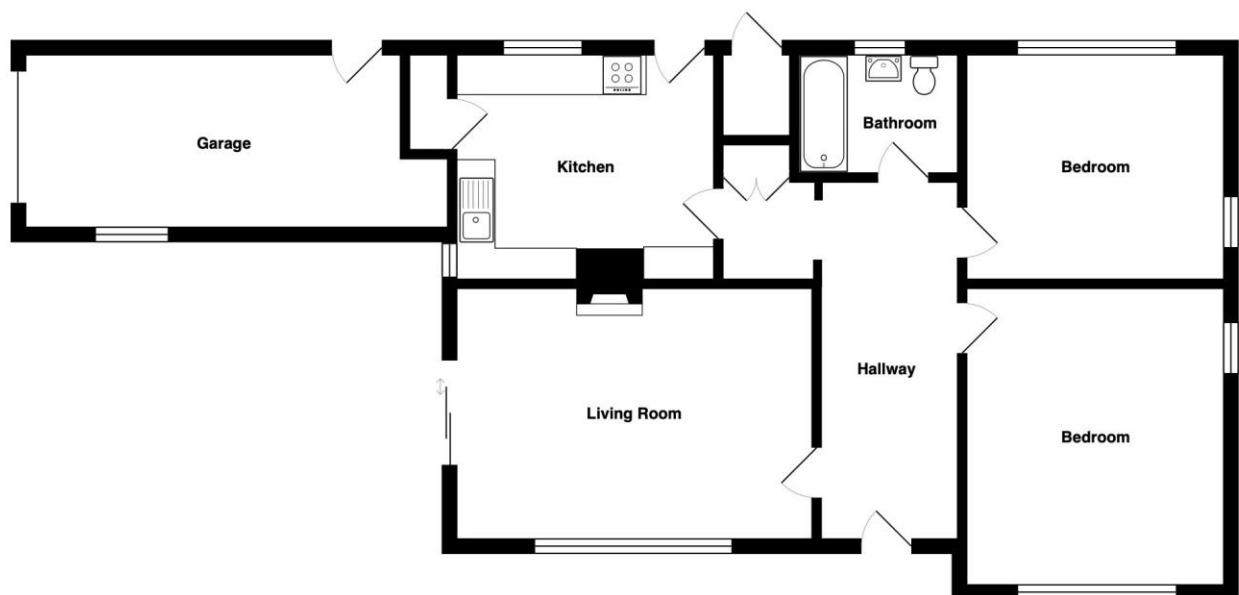
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2776





147, Park Avenue, Ashbourne, DE6 1GB



Total Area: 105.8 m<sup>2</sup> ... 1139 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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.