



21 SOUTH STREET, ASHBOURNE, DE6 1DP

PRICE: OFFERS AROUND £225,000



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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A stylish and well-presented traditional three bedroomed mid terraced property occupying a convenient location within walking distance of the town centre.

The property has gas central heating, upvc double glazed windows and the accommodation briefly comprises entrance hall, open plan sitting/dining room and kitchen to the ground floor. Two first floor double bedrooms and bathroom along with attic bedroom three.

Externally there is an enclosed rear garden with paved patio areas and lawn.

Ideally suited to first time buyers, professionals, young families or as a buy to let.

ACCOMMODATION

A recessed porch with partially glazed front entrance door opens into the

Entrance Hall with coved ceiling and doorway leading to a lobby area with staircase leading to the first floor. The lobby area opens up to the open plan sitting/dining room.

Sitting Room Area 3.60m x 3.42m (11'10" x 11'3") having front aspect upvc double glazed window, wooden flooring, radiator, built in meter cupboard and feature cast iron fireplace with tiled hearth. A wide opening leads to the

Dining Room Area 3.92m x 4.47m (12'10" x 14'8") overall measurements. Having quarry tiled flooring, radiator and feature fireplace with inset wood burning stove together with fitted cupboards and shelving to either side of the chimney breast. Door leading to the cellar and doorway leading into the

Kitchen 4.33m x 2.72m (14'3" x 8'11") having been cleverly designed and extended, comprising a modern range of wall and base units and drawers with worksurface and complimentary tiled splashback, Hotpoint range style cooker incorporating five ring gas hob and two electric ovens with stainless steel extractor hood above. Integrated dishwasher, space for a fridge/freezer along with space and plumbing for a washing machine. Feature painted original external brick wall incorporating a Belfast sink. The kitchen floor is partially tiled and partially exposed wooden floor boards. There are recessed ceiling spotlights, a radiator and partially double glazed rear entrance door opening onto the garden.

First Floor Landing with doors leading to the bathroom, bedrooms one and two and staircase to the second floor.

Bedroom One 4.46m x 3.58m (14'8" x 11'9") with front aspect upvc double glazed window, radiator and understairs storage cupboard.

Bedroom Two 4.14m x 2.68m (13'7" x 8'9") with rear aspect upvc double glazed window and radiator.

Family Bathroom 2.70m x 2.04m (8'10" x 6'8") comprising a P-shaped bath with mains control shower over and glazed shower screen, wash hand basin with vanity unit below, low flush wc, rear aspect upvc double glazed window and heated towel rail. Recessed ceiling spot lighting, exposed floorboards and wall mounted Worcester gas central heating boiler.



Second Floor Attic Bedroom 4.84m x 4.47m (15'10" x 14'8") with two Velux windows, radiator and under eaves storage cupboards.

OUTSIDE

At the rear of the property there is a pleasant garden with paved patio, lawn and further covered patio at the far end of the garden. There is a brick built outside toilet and outside tap. Parking is on street.

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

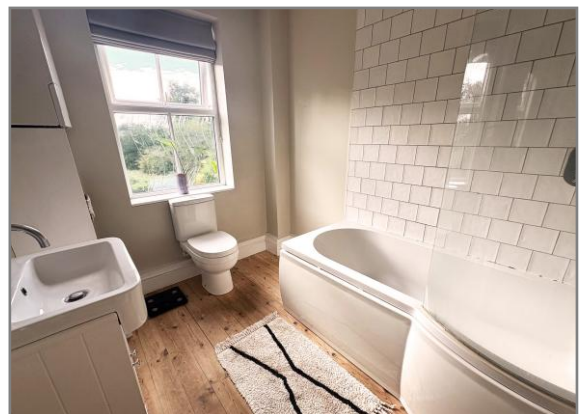
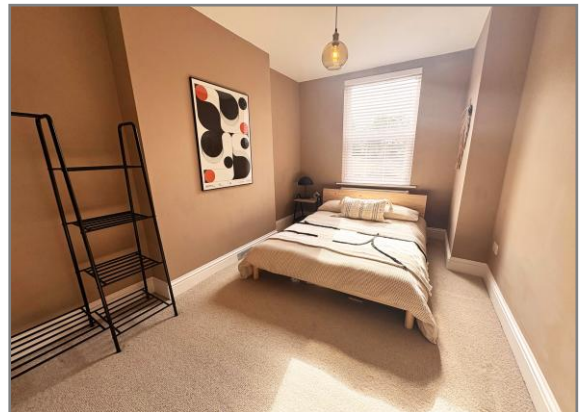
For Council Tax purposes the property is in band B

EPC RATING D

VIEWING

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

Ref FTA2778

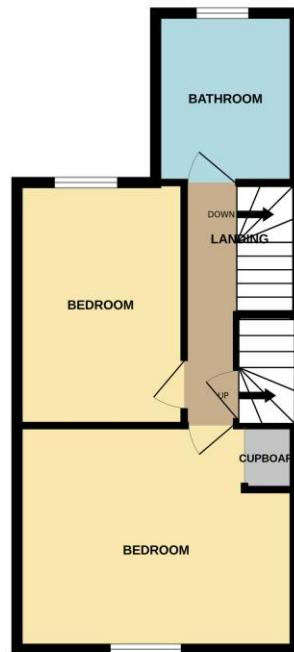




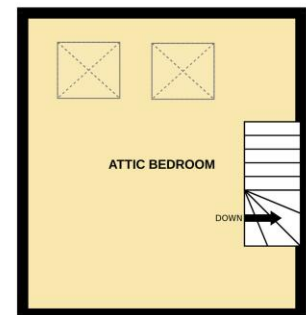
GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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.