



28 BUXTON ROAD, ASHBOURNE, DE6 1EX

PRICE: £125,000

DESCRIPTION

Being conveniently placed for ready access to the shops and other facilities of Ashbourne town centre this double fronted traditionally styled and constructed end town house, which is gas centrally heated and sealed unit double glazed throughout offers good value for money in the current market place.

Considered likely to be of interest to first time buyers or buy to let investors the property provides two good sized double bedrooms and offer tremendous scope and potential for further alteration and amendment to a new purchasers choice. An early internal viewing is highly recommended.

ACCOMMODATION

A panelled composite front door with sealed unit double glazed upper panel leads to

Entrance Lobby with staircase off to first floor level.

Sitting Room 3.67m x 3.58m (121'' x 11'9'') with upvc sealed unit double glazed windows front and rear, recessed fireplace to chimney breast with stone hearth, brick trim and provision for decorative fuel effect electric fire. Double panel central heating radiator.

Dining Kitchen 3.66m x 3.49m (12' x 11'5'') having upvc sealed unit double glazed windows to front and rear, double panel central heating radiator and a range of fitted kitchen units providing base cupboards and wall cupboards with drawers, wood effect round edge work surfaces and ceramic tiled splashbacks. Inset single drainer stainless steel sink unit and integrated electric oven with four burner hob over. Door to exterior rear.

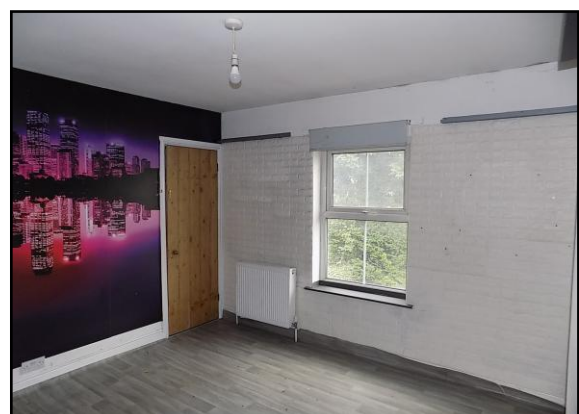
Spacious Understairs Pantry Cupboard with plumbing and waste for automatic washing machine, fitted shelves and sealed unit double glazed window.

Staircase to First Floor Level having landing

Bedroom One (front double) 3.7m x 3.53m (12'2'' x 11'7'') with double panel central heating radiator and sealed unit double glazed upvc window. Spacious over stairs linen cupboard with fitted slatted shelves.

Bedroom Two (front) 3.47m x 2.04m (11'5'' x 6'8'') with upvc sealed unit double glazed window and double panel central heating radiator.

Bathroom having contemporary three piece suite in white comprising panelled bath with overbath electric shower, low flush wc with flanking wash hand basin set into vanity unit with tiled splashbacks and double opening cupboard beneath. Full height ceramic tiling to two walls. Tall towel rail radiator and upvc sealed unit double glazed window.



OUTSIDE

The property occupies a prominent position onto Buxton Road. There is a private enclosed block paved rear courtyard area with matching pedestrian access to the front of the house. To the side of this is an elevated area of informal garden.

SERVICES

It is understood that all mains services are connected to the property .

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 A

EPC RATING D**VIEWING**

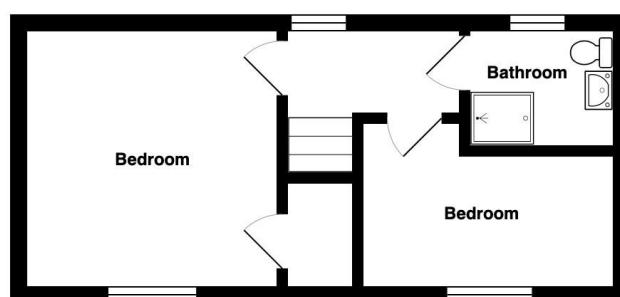
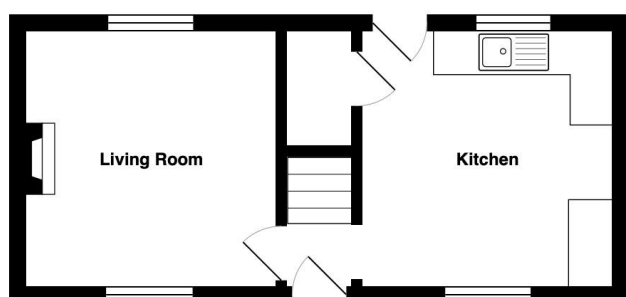
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS = Duos.Baths.Journey

Ref FTA2735



28, Buxton Road, Ashbourne, DE6 1EX



Total Area: 58.9 m² ... 634 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.