

CHARACTERFUL SELF CONTAINED, TWO-STOREY APARTMENT

**29A MARKET PLACE
ASHBOURNE
DE6 1EU**



PRICE: O/A £125,000

Spacious, three bedroomed accommodation in convenient town centre location.

DESCRIPTION

Considered likely to be of particular interest to investor purchasers as well as owner occupiers this most pleasantly appointed and generously proportioned, three bedroomed apartment occupies a most convenient location.

Situated in the heart of the pretty Georgian market town of Ashbourne overlooking the marketplace area the property is currently let on an assured shorthold tenancy basis but would equally be suitable for use as a holiday apartment or air b & b establishment.

The apartment provides three good sized bedrooms, characterful sitting room, dining room, fitted kitchen and bathroom.

Early viewing is highly recommended.

ACCOMMODATION

A rear entrance door leads to

First Floor Level with recessed storage area and landing having under stairs storage cupboard. Staircase off to Second Floor Level.

Front Sitting Room 12'8" x 9' [3.86m x 2.74m] plus deep storage recess to the side of the fireplace which has raised stone hearth, decorative cast iron arched inset and painted timber surround. Exposed ceiling beams and feature wall timbers. Double panel central heating radiator.

Dining Room 11'1" x 9' [3.38m x 2.74m] with sash window to the front, double panel central heating radiator and wide square opening to kitchen.



Kitchen 8'10" x 7'9" [2.69m x 2.36m] having a comprehensive range of kitchen fittings providing base cupboards and wall cupboards, drawer bank, ample round edge work surfaces with appliance space beneath having plumbing for automatic washing machine. Integrated Moffat electric oven with four-burner hob over and cooker hood. Ceramic tile splash backs, inset one and a half bowl single drainer sink unit. Wall mounted gas fired boiler for domestic hot water and central heating.

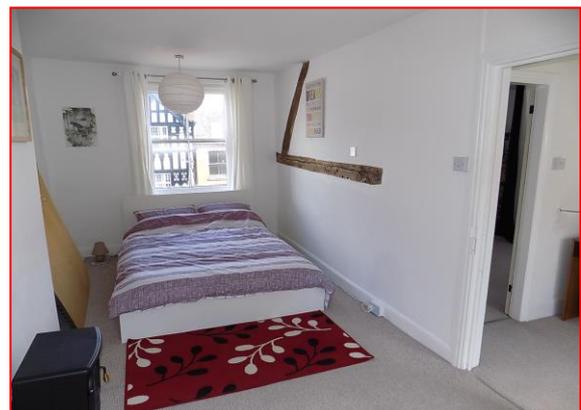


Bathroom being of spacious proportions and having three-piece suite in white comprising panelled bath, pedestal wash basin and low flush wc. Small pane glazed window, towel rail radiator. Large inbuilt triple linen/storage cupboard with fitted slatted shelves and cupboards above.



Staircase to second floor level galleried landing.

Bedroom One 19'9" x 8'10" [6.02m] x 2.69m] being a double aspect double bedroom with secondary double glazed, sash window to the front and small pane glazed window to the rear. Double panel central heating radiator and feature exposed wall timbers.



Bedroom Two (rear) 10'2" x 9'9" [3.09m x 2.97m] with two inbuilt double opening wardrobe cupboards, small pane window and single panel central heating radiator.

Bedroom Three (front) 9'8" x 9'6" [2.95m x 2.89m] plus deep storage recess. Secondary double glazed sash window to the front, exposed feature wall timbers and single panel central heating radiator.



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.

SERVICES

It is understood that all mains services are connected

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

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.

DIRECTIONS

The property is easily found as it is located overlooking the cobbled marketplace and situated above the Bake House at No.29.

Ref: FTA2341

Floor plans to follow

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.