

VALUE FOR MONEY SELF CONTAINED APARTMENT

**1A SOUTH STREET
ASHBOURNE
DE6 1DP**



PRICE: O/A £122,500

An excellent first home opportunity or investment purchase

DESCRIPTION

Being most conveniently situated for ready access to the shops and other facilities of Ashbourne town centre this delightful easily managed and economic to run self contained first floor apartment provides well proportion two bedroom accommodation.

Benefiting from gas fired central heating and sealed unit double glazing throughout the property also has the benefit of an off road car parking space and a small courtyard garden.

The sale of this property provides an ideal opportunity for the professional single person or couple, first time buyer or for those looking for a handy investment purchase.

Early viewing is recommended.

ACCOMMODATION

A upvc sealed unit double glazed entrance door leads to

Entrance Lobby with staircase to first floor level.

First Floor Landing/Hallway with double panel central heating radiator and loft access hatch. Loft ladder leading to extensively boarded and illuminated loft storage space.

Front Sitting Room 12'2" x 12' (3.71m x 3.66m) having upvc sealed unit double glazed window to the front, double panel central heating radiator and tiled fireplace with carved painted timber surround, tiled hearth and fitted decorative fuel effect gas fire. Corniced ceiling.



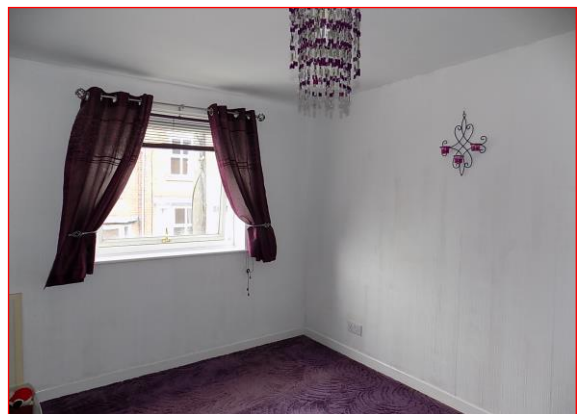
Fitted Breakfast Kitchen 10'10" x 9'8" (3.30m x 2.95m) having ceramic tiled floor and a good range of fitted kitchen units providing base cupboards and wall cupboards, matching drawer banks, ample round work surfaces with inset single drainer stainless steel sink unit and mixer tap. Appliance space with plumbing for automatic washing machine and provision for dishwasher. Integrated fridge freezer and integrated Necht electric oven with four burner gas hob above and brushed stainless steel extractor hood. Boiler/broom cupboard housing the wall mounted Valiant gas fired boiler for domestic hot water and central heating. Matching peninsular breakfast bar and sealed unit double glazed window. Mosaic tiled splashbacks, double panel central heating radiator.



Bedroom One (front) 12' x 9'1" (3.66m x 2.77m) plus deep overstairs recess with fitted double opening wardrobe cupboard with mirrored sliding doors, fitted shelves and rail. Sealed unit double glazed window. Double panel central heating radiator.



Bedroom Two (rear) 11' (3.35m) maximum (measured to rear of the wardrobes) x 8'8" (2.64m) having in built large double opening wardrobe cupboard with mirrored sliding doors and fitted hanging rail and shelves. Sealed unit double glazed window, single panel central heating radiator.



Bathroom having fittings in white comprising panelled bath with mixer tap and shower handset, pedestal wash hand basin and low flush wc. Part fully ceramic tiled walls, upvc sealed unit double glazed window and single panel central heating radiator.



OUTSIDE

Adjacent to the property there is a most useful tarmacadam single car standing space and an enclosed patio courtyard 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

The property is understood to be held leasehold 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 Derbyshire Dales District Council band B.

EPC RATING C

VIEWING

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

DIRECTIONS

From the agents Church Street office turn right and proceed along Church Street and then turn first left into Station Road. At the small traffic island turn left into Station Street and just before the traffic lights turn right into South Street and the property will be found on the right hand side marked by our for sale board.

Ref: FTA2351

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.