

**A PLEASANTLY APPOINTED END TERRACED COTTAGE PROPERTY**

**1 NORTH LEYS  
ASHBOURNE  
DE6 1DQ**



**PRICE: O/A £149,950**

Offering two bedroom accommodation with good sized garden and parking for two cars.

## DESCRIPTION

Being situated in a popular location on the edge of Ashbourne within convenient reach of the shops and other facilities of the town centre this end terraced cottage style property is considered an ideal opportunity for the discerning first time purchaser or for those looking for an investment or holiday let opportunity.

The property is electrically heated with sealed unit double glazing throughout and benefits from a recently refitted kitchen and contemporary bathroom as well as providing two good sized bedrooms and a most pleasant sitting room. There is a large primarily lawned rear garden together with a side yard/garden area providing parking for two cars.

Early viewing is enthusiastically encouraged.

## ACCOMMODATION

A upvc panelled and sealed unit double glazed front door leads to

**Entrance Lobby** with staircase off to first floor level being open plan to

**Front Sitting Room** 12' x 11'10" [3.66m x 3.61m] having upvc sealed unit double glazed window to the front, electric central heating radiator and attractive feature rustic brick fireplace with quarry tiled hearth and quarry tiled flanking recesses one of which has a range of fitted shelves. There is provision for an electric fire.



**Dining Kitchen** 14'6" x 7' [4.42m x 2.13m] having ceramic tiled floor and a fitted range of units providing base cupboards and wall cupboards, drawer bank,

ample round edge work surfaces with inset single drainer stainless steel sink unit with pillar mixer tap and ceramic tiled splash backs. Appliance space beneath, integrated electric oven and inset four burner ceramic hob with brushed stainless steel extractor fan over. Two sealed unit double glazed upvc windows, electric central heating radiator. Door off to deep under stairs storage cupboard and upvc sealed unit double glazed and panelled door to

**Rear Porch** with ceramic tiled floor and further double glazed door leading to the exterior rear.

Staircase to first floor landing

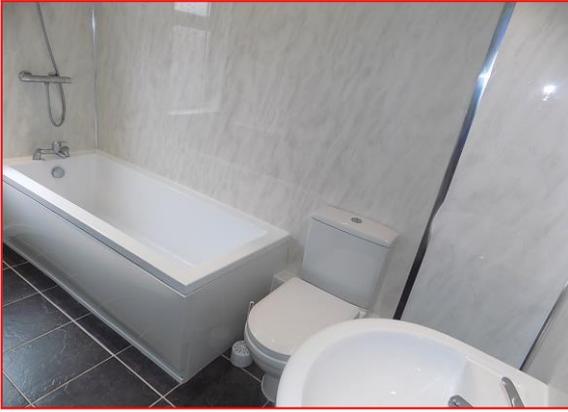
**Bedroom One** (front double) having maximum overall measurements of 14'5" x 9'10" [4.39m x 3m] upvc sealed unit double glazed window to the front enjoying extensive views over the rooftops and towards St Oswalds's church and beyond. Electric radiator and having inbuilt cylinder and airing cupboard with insulated copper hot water cylinder and fitted immersion heater.



**Bedroom Two** (rear) 9'4" x 6'4" [2.84m x 1.93m] with upvc sealed unit double glazed window overlooking the rear garden, electric radiator.



**Bathroom** having ceramic tiled floor and being fully waterproof showerboarded throughout with fitted contemporary three piece suite in white comprising panelled bath with over bath mains control shower, low flush wc and pedestal wash hand basin. Upvc sealed unit double glazed window, electric radiator.



### OUTSIDE

There is small forecourt rockery border whilst at the rear the property has the benefit of a good sized private and enclosed primarily lawned garden with brick and tile former outside wc now used as a garden and general store.



In addition there is a most useful area situated at the side of the house which is partially surfaced and provides parking for two cars.



### SERVICES

It is understood that mains water, electricity and drainage are connected. It is understood that there is a gas supply available for connection.

### 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 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 E

### VIEWING

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

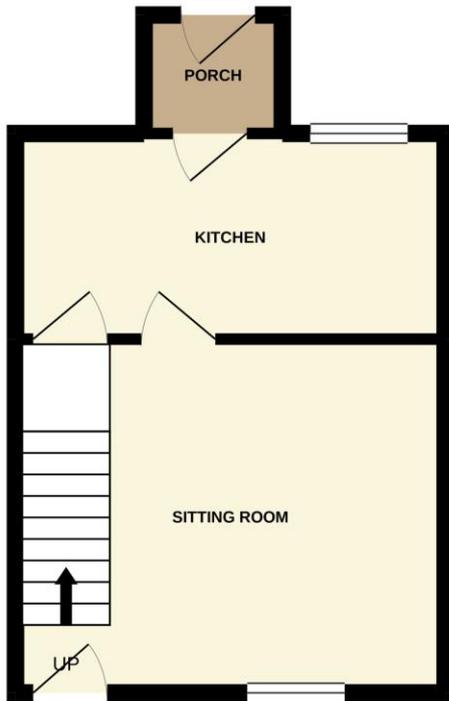
### DIRECTIONS

From the agents Church Street office turn left, continue along Church Street and then turn right onto Station Road. Proceed to the mini island turn left onto Station Street and then cross the road and proceed up to North Leys. No. 1 will be found away to the left hand side.

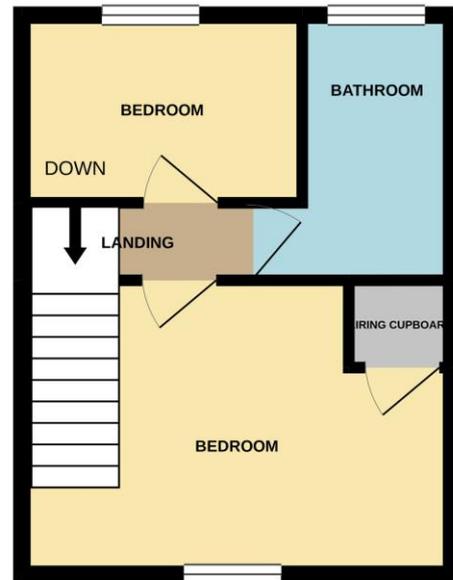
Ref: FTA2396



GROUND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR  
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 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.  
Made with Metropix ©2021