

**A BEAUTIFULLY APPOINTED AND PRESENTED TWO BEDROOMED
TOWNHOUSE**

**10 BOSWELL COURT
ASHBOURNE
DE6 1SA**



PRICE: O/A £190,000

Most conveniently located for Ashbourne's town centre shops and facilities

DESCRIPTION

Having been refurbished to a very high standard this beautifully appointed and presented, three-storey, two bedroomed townhouse is considered ideal for occupation by the professional couple seeking a high quality, easily managed and conveniently located home.

The gas centrally heated and sealed unit double glazed accommodation is arranged over three floors and briefly comprises entrance hall, study, sitting room, beautifully fitted kitchen, two bedrooms and remodelled shower room. Small patio garden and very useful spacious garage.

Being well placed for Ashbourne town centre's facilities and amenities it is also within convenient reach of the Tissington Trail and the countryside of the Derbyshire Dales and so could equally be well utilised as a weekend or holiday home.

Early viewing is considered essential.

ACCOMMODATION

A small pane glazed and panelled front door leads to

Reception Hall with corniced ceiling, oak effect floor and double panel central heating radiator. Pedestrian access door to garage and staircase off to first floor level with double glazed window and under stairs cupboard.

Ground Floor Study or Office 5'6" x 4'10" [1.68m x 1.47m] having oak effect floor, single panel central heating radiator and sealed unit double glazed window.



Staircase to first floor open plan landing with oak effect floor, double panel central heating radiator and further staircase off to second floor level.



Sitting Room 13'6" x 9'6" [4.11m x 2.89m] plus deep box bay with sealed unit double glazed window, double panel central heating radiator and most attractive polished marble fireplace with matching hearth and polished steel surround. Fitted decorative fuel effect electric fire. Inset ceiling spotlights.



Kitchen 10'5" x 6'10" [3.17m x 2.08m] having been very comprehensively and superbly reappointed with an excellent range of good quality units in natural oak finish providing base cupboards and wall cupboards, drawer bank, ample work surfaces extending to form breakfast bar, single drainer stainless steel sink unit with mixer tap, ceramic tiled splash backs, integrated appliances including dishwasher, refrigerator and electric oven with four burner gas hob. Extractor hood, integrated microwave.

Staircase to second floor level landing.



Bedroom One (front double) 13'6" x 7'7" [4.11m x 2.31m] plus deep box bay having sealed unit double glazed upvc window plus further deep recess. Central heating radiator, range of inbuilt wardrobe furniture.



Bedroom Two (rear three quarter) 10'2" x 6'10" [3.09m x 2.08m] with painted dado panelling, corniced

ceiling, upvc sealed unit double glazed window with fitted colonial shutters. Central heating radiator. Deep double opening over stairs storage cupboard.



Refurbished Shower Room having been refitted with a high quality contemporary three piece suite in white providing low flush wc with oak seat and lid, pedestal wash hand basin and large shower tray with fitted Mira Sport electric shower and sliding glazed shower screen doors. Inset ceiling spotlights, fully ceramic tiled walls and towel rail radiator. Inbuilt airing cupboard with chrome towel rail radiator and fitted slatted shelves.

OUTSIDE

A paved pedestrian pathway leads to the front of the house whilst there is vehicular access to the rear where there is a block paved area providing patio garden or car standing and leading to

Integral Garage 14'9" x 13'8" [4.49m x 4.16m] with up and over door, pedestrian access door to the entrance hall. Electric, light and power, fitted stainless steel laundry sink with stainless steel drainer and hot and cold water supply. Plumbing for automatic washing machine.

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 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 C.

EPC RATING C

VIEWING

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

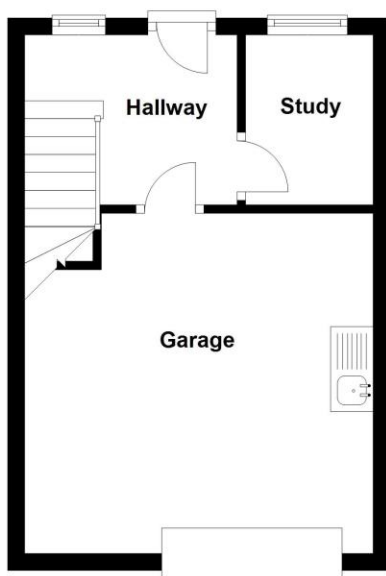
DIRECTIONS

From the agents Church Street office turn left, proceed through the traffic lights into St John Street and then bear left up into the Market Place. At the top of the Market Place turn left again into Union Street, continue along and Boswell Court will be found on the left hand side.

Ref: FTA2402

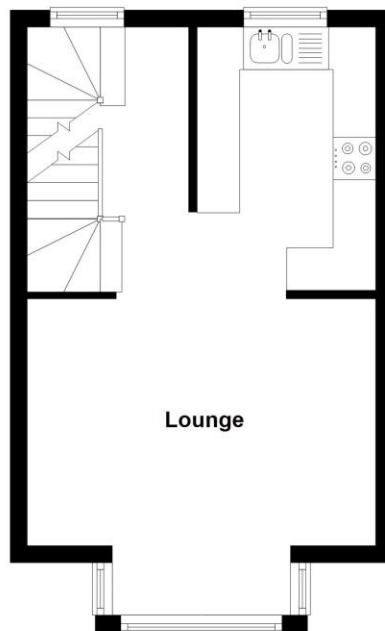
Ground Floor

Approx. 25.0 sq. metres



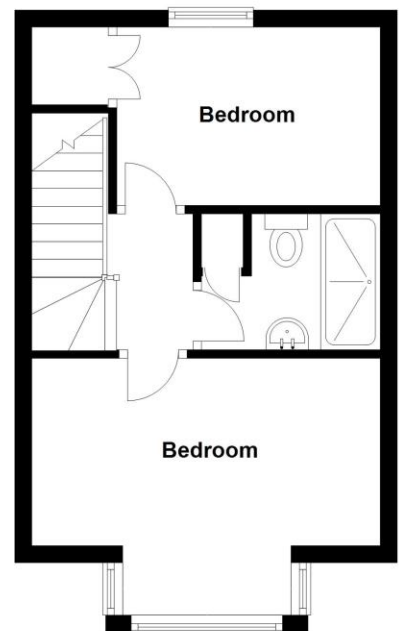
First Floor

Approx. 26.7 sq. metres



Second Floor

Approx. 26.7 sq. metres



Total area: approx. 78.4 sq. metres

10 Boswell Court, Ashbourne, Derbyshire, DE6 1SA

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.