

A SUBSTANTIAL TRADITIONAL SEMI IN CONVENIENT LOCATION

**58 SOUTH STREET,
ASHBOURNE, DE6 1DP**



PRICE: O/A £182,500

A spacious gas centrally heated and double glazed, two-bedroomed accommodation with garage

DESCRIPTION

Being situated at the very top of South Street from where it enjoys extensive townscape views over the rooftops of Ashbourne this very good sized, two-bedroomed semi-detached property, which benefits from gas fired central heating and sealed unit double glazing throughout, is very well placed for ready access to the shops and other facilities of Ashbourne town centre.

Briefly comprising entrance lobby, large sitting room, fitted dining kitchen, two bedrooms and bathroom the house has pleasant easily managed gardens to front and rear and also a most useful GARAGE.

An early viewing is enthusiastically encouraged.

ACCOMMODATION

A upvc sealed unit double glazed front door leads to

Entrance Vestibule with coat pegs, central heating radiator and opening to inner lobby with staircase to first floor level and door off to:



Front Sitting Room 14' x 13' [4.27m x 3.96m] plus deep cant bay to the front with upvc sealed unit double glazed window. Delightful feature slate and marble fireplace surround, further upvc sealed unit double glazed side window and double panel central heating radiator.



Comprehensively fitted Breakfast Kitchen 14' x 8' [4.27m x 2.44m] plus deep understairs storage recess. The kitchen is fitted with a good range of units providing base cupboards and wall cupboards, matching drawer bank, ample work surfaces with inset single drainer one and a half bowl stainless sink unit and mixer tap. Ceramic tiled splash backs.

Integrated Lamona electric oven and four burner gas hob with extractor fan over. Appliance space with plumbing for automatic washing, two upvc sealed unit double glazed window, double panel central heating radiator and inbuilt cupboard housing the wall mounted Ideal Logic boiler for domestic hot water and central heating.

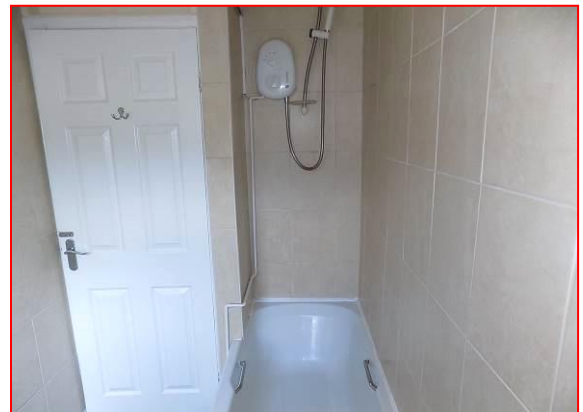
Staircase to first floor landing having inner landing off with double panel central heating radiator.



Bedroom One (front double) 14' x 1' [4.27m x 3.05m] with upvc sealed unit double glazed window to the front enjoying extensive views over the rooftops of the town of Ashbourne. Double panel central heating radiator.



Bedroom Two (rear) 8'9" x 8'1" [2.67m x 2.46m] and 6' x 3'8" [1.83m x 1.1m] with upvc sealed unit double glazed window overlooking the rear garden and the open field beyond.



Bathroom having three piece suite in white comprising panelled bath with over bath electric shower, pedestal wash hand basin and low flush wc. Single panel central heating radiator, fully ceramic tiled walls, sealed unit double glazed window.



EPC RATING D

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 left into Station Road. At the small traffic island turn left into Station Street, continue along towards the traffic lights and just before right into South Street. No.58 is located at the very top.

Ref: FTA2433

OUTSIDE

The property occupies an elevated position at the very top of South Street from where it enjoys extensive views across Ashbourne. The house is approached by a flight of steps to each side of which is an easily managed gravel front garden with planted bed and small patio terrace. There is a small enclosed courtyard area which extends to the rear of the house and from where a further flight of steps leads to the private, elevated rear garden with further paved patio and artificial lawn.

A particular feature of this property is the most useful

Detached Brick Built Garage which is located on South Street just in front of the house. It measures 15'5" x 9'2" [4.7m x 2.77m] and is approached by double opening timber doors. There is a further dedicated parking space immediately in front of the house adjacent to the garage.



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.

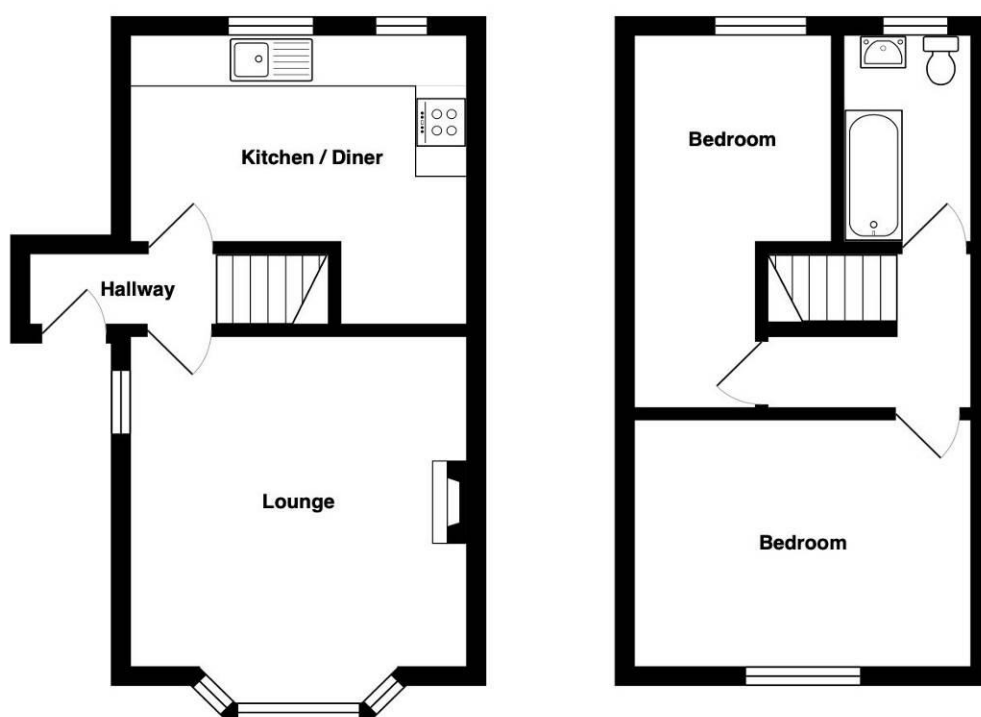
TENURE

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.

58 South Street, Ashbourne, DE6 1DP



Total Area: 63.1 m² ... 680 ft²

All measurements are approximate and for display purposes only

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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.