

**A SPACIOUS AND CHARACTERFUL THREE BEDROOMED TOWNHOUSE
PROPERTY**

**14A NORTH LEYS
ASHBOURNE
DE6 1DQ**



PRICE: O/A £169,000

Enjoying extensive views towards St. Oswald's church and over the rooftops of Ashbourne

DESCRIPTION

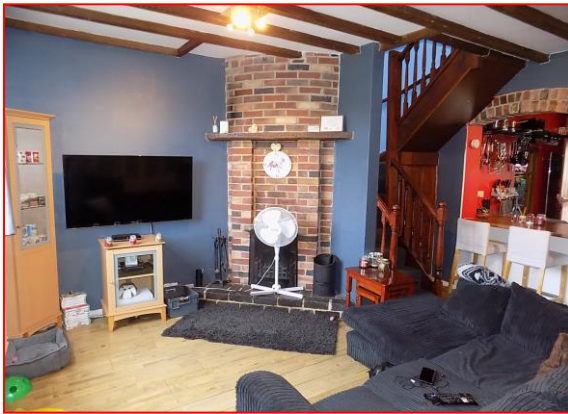
Understood to have originally been a brass foundry this charming, traditionally styled and constructed, townhouse property now offers spacious, well appointed and characterful, three-bedroomed accommodation which whilst retaining many original features meets the requirements of modern day living.

The gas centrally heated accommodation can only be properly appreciated by an early internal inspection which is most enthusiastically encouraged. However, it briefly comprises delightful sitting room with feature corner fireplace, comprehensively fitted kitchen with pantry off and rear conservatory. At first floor level there are three good sized bedrooms and bathroom. To the rear there is an easily managed courtyard area.

The property is considered to be of particular interest to the professional couple or young family, those looking for an investment opportunity or for use as a holiday let or weekend retreat.

ACCOMMODATION

A canopy porch shelters the hardwood panelled front door to



Character Sitting Room 14'9" x 14'5" [4.49m x 4.39m] with hardwood laminate floor, feature corner brick built fireplace with open grate and blue brick hearth. Beamed ceiling, original small pane window to the front and double panel central heating radiator. One wall in exposed rustic brickwork and staircase off to first floor level with under stairs storage cupboard. Further built in double cupboard and room divider with breakfast bar looking to



Comprehensively fitted Kitchen 10'6" x 9' [3.2m x 2.74m] having slate tiled floor and a good range of quality fitted wall and bases cupboards with work surfaces and a fitted single drainer one and a half bowl sink unit with mixer tap. Tiled splash backs, integrated oven and four burner gas hob, integrated dishwasher. Breakfast bar, towel rail radiator. A stable-style, ledged door from the kitchen leads to the conservatory and a further door leads to

Pantry having slate tiled floor, plumbing for automatic washing machine and fitted shelves.



Conservatory 11'6" [3.5m] average by 6' [1.83m] being of hardwood, sealed unit double glazed construction over a brick base with door opening to the exterior rear.

Staircase to first floor level

Large semi-galleried landing with Velux roof light and loft access hatch.



Bedroom One (front double) 13'6" [4.11m] maximum, measured to the front of the wardrobes x 8'6" [2.59m] with laminate floor, double panel central heating radiator and original small pane window with delightful view towards St Oswald's church and over the rooftops of the town. Large inbuilt double opening wardrobe cupboard with fitted hanging rail and shelf. Double cupboard over and fitted drawers.

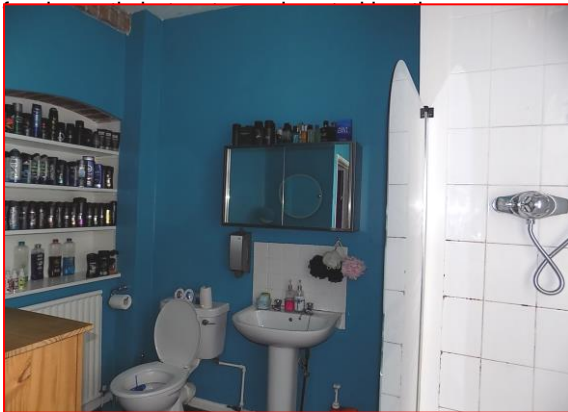


Bedroom Two (or Home Office) 9'7" x 9' [2.92m x 2.74m] having small pane window again with delightful views, laminate floor and double panel central heating radiator. This room is currently fitted with working surfaces, desk, cupboard and shelves.

Bedroom Three (rear) 9'1" x 9' [2.77m x 2.74m] with two original small pane windows, double panel central heating radiator and one feature wall in exposed rustic brickwork



Bathroom being 'L' shaped with slate tiled floor and three piece suite in white comprising panelled bath with over bath shower, low flush wc and pedestal wash hand basin. Small pane window, single panel central heating radiator. Shelved recess. Inbuilt boiler cupboard housing the gas fired boiler



OUTSIDE

The property has the benefit of a private, enclosed rear blue brick courtyard with fuel bunker and seating area. It is understood that parking is available immediately in front of the property.

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 B.

EPC RATING tba

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, continue along Church Street and then turn first left into Station Road. At the mini traffic island turn left again into Station Street and immediately right into North Leys. Follow this road up and round to the right and No.14A will be found on the left hand side.

Ref: FTA2436

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.