

A SPACIOUS AND WELL PRESENTED TOWN HOUSE

**52 COMPTON
ASHBOURNE
DE6 1DA**



PRICE: O/A £165,000

Occupying a most convenient location

No upward chain

DESCRIPTION

This traditionally constructed but very individual town centre property is most conveniently situated for ready access to all the shops, schools and other facilities of Ashbourne.

Benefitting from gas fired central heating and sealed unit double glazing throughout the spacious accommodation briefly comprises dining room, sitting room, well fitted galley style kitchen, inner hall, utility room, large cellar with basement bathroom facility. Bedroom suite with dressing area and en suite shower room, second double bedroom and principal bathroom.

Outside there is a small enclosed rear courtyard area.

The property is considered likely to be of particular interest to the professional couple or small family or equally the investment purchaser or those looking for a weekend retreat or holiday let.

Early internal viewing is highly recommended.

ACCOMMODATION

A upvc sealed unit double glazed front door to

Dining Room 14' x 12' [4.27m x 3.66m] with oak floor, central heating radiator with radiator cover and two upvc sealed unit double glazed windows. Arched opening to

Sitting Room 17'5" x 12'7" [5.31m x 3.83m] with wall mounted decorative fuel effect electric fire, two upvc sealed unit double glazed windows and central heating radiator with radiator cover.

Galley Style Kitchen 10'9" x 7'6" [3.28m x 2.29m] with oak floor and a good range of fitted units providing base cupboards and wall cupboards with drawer bank, ample timber effect work surfaces with single drainer stainless steel sink unit and mixer tap. Appliance space, oven housing with Lamona double oven, cupboards above and below. Inset Lamona four burner gas hob with extractor hood above. Tiled splash backs, upvc sealed unit double glazed window, central heating radiator with radiator cover. Door off to cellar and door to

Inner Hall having staircase off to first floor level, connecting door to Sitting Room and door to

Utility Room 6'62 x 5'5" [1.98m x 1.54m] having fitted worktop with inset single drainer stainless steel sink unit and mixer tap, base cupboard beneath and flanking appliance space with plumbing for washing machine and provision for a tumble drier. Upvc sealed unit double glazed window, splash back tiling and fitted wall cupboard housing the Ideal Logic gas fired boiler for domestic hot water and central heating. Door to exterior rear and inbuilt shelved storage cupboard.

Cellarage the property has the benefit of a very useful and spacious cellar with vaulted brick ceiling and

inbuilt utility cupboard housing the electricity meter and consumer unit. To one end of the cellar a door leads to a

Basement Bathroom with corner bath, wash hand basin and low flush wc.

Staircase to first floor landing with central heating radiator and door off to Inner Landing

Front Bedroom Suite 11'6" [3.5m] average x 9'52 [2.87m] and 8'5" x 7' [2.56m x 2.13m] comprising 'L' shaped bedroom with three upvc sealed unit double glazed windows, inbuilt double opening storage cupboard and

Dressing Area having central heating radiator with radiator cover. Door to

En Suite Shower Room having fully tiled shower cubicle with glazed shower screen door and mains shower control, wash hand basin set into vanity unit and low flush wc. Obscured sealed unit double glazed window.

Front Bedroom Two 12'5" x 12'3" [3.78m x 3.73m] with upvc sealed unit double glazed windows front and rear, feature fire surround with fitted decorative fuel effect electric fire.

Bathroom having fittings in white comprising panelled bath with full height ceramic tiling over, glazed shower screen and mains shower control. Low flush wc and wash hand basin all set into vanity unit with fitted cupboards and tiled splash backs. Inbuilt double opening cupboard, towel rail radiator and sealed unit double glazed window.

OUTSIDE

Small enclosed rear courtyard area.

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 band E.

VIEWING

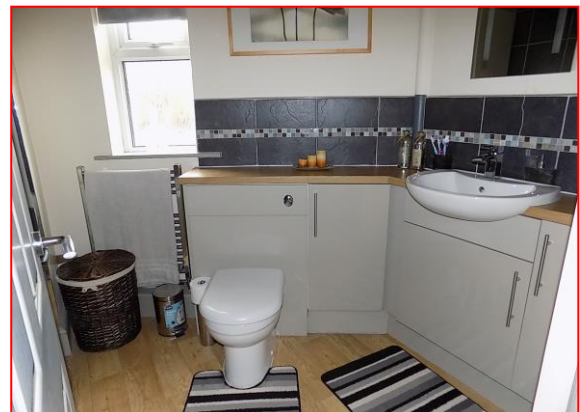
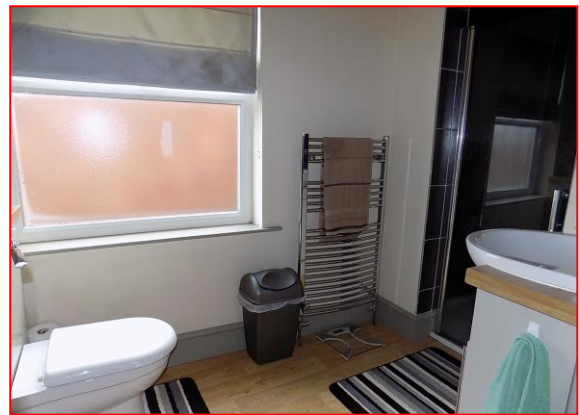
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

If walking from the agents Church Street office turn left and at the traffic light junction turn immediately right onto Dig Street and Compton. Continue to the top of Compton and the property will be readily found on the left hand side of the road close to the junction with Sturston Road.

Ref: FTA2441

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.