

**A TWO DOUBLE BEDROOMED MID TERRACE PROPERTY LOCATED
WITHIN THE HEART OF ASHBOURNE TOWN CENTRE**

**5 STATION STREET
ASHBOURNE
DE6 1DE**



PRICE: £105,000

Offering considerable potential for modernisation and improvement
NO UPWARD CHAIN

DESCRIPTION

A mid terrace two bedroom property offering considerable potential for modernisation and improvement. Situated within close proximity of Ashbourne town centre and its amenities.

The property has gas central heating, upvc double glazing and briefly comprises entrance hall, sitting room, kitchen, dining room and useful storage cellar. On the first floor there are two double bedrooms and a bathroom. There is also an enclosed rear yard with paved patio.

ACCOMMODATION

A upvc front entrance door opens into the

Entrance Hall having a radiator and staircase leading to the first floor. Doors lead to the sitting room and kitchen.

Sitting Room 3.67m x 3.40m (12'1" x 11'2") having a front aspect upvc double glazed window and radiator.



Kitchen 3.65m x 1.79m (12' x 5'11") comprising wall and base units and drawers, work surface with inset stainless steel sink and drainer unit and tiled splashback. Rear aspect upvc double glazed window, radiator and upvc double glazed rear entrance door. A door leads to the dining room and a further door leads down to the cellar.



Dining Room 3.65m x 3.26m (12' x 10'8") having a upvc double glazed rear aspect window and radiator.



Useful Storage Cellar

First Floor Landing with access to the roof space and doors lead to both bedrooms and the bathroom.

Bedroom One 4.30m x 3.69m (14'1" x 12'2") having two front aspect upvc double glazed windows, radiator and walk in storage cupboard.



Bedroom Two 3.67m x 3.03m (12'1" x 9'11") having a rear aspect upvc double glazed window, radiator and in built cupboard providing storage and housing the Worcester gas central heating boiler.



Bathroom 2.69m x 2.11m (8'10" x 6'11") comprising bath with shower attachment to the taps, glazed shower screen and tiled surround. Pedestal wash hand basin, low flush wc. There is a rear aspect upvc double glazed window and radiator.



OUTSIDE

To the rear of the property there is an enclosed yard with steps leading up to a patio area, there is also a rear entrance gate.



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 E

VIEWING

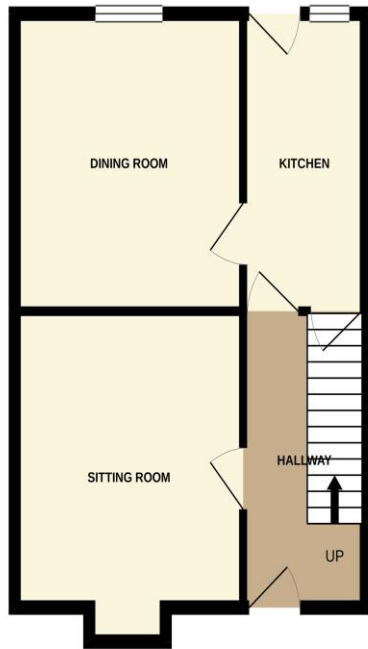
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From the agents Church Street office turn left and proceed through the traffic lights into St John Street and continue to the 'T' junction at the end. Turn right into Park Road, proceed to the traffic lights at the 'T' junction and turn right. Proceed through the next set of traffic lights into Station Street and the property will be found on the left hand side identified by our For Sale board.

Ref: FTA2448

GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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.
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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.