

**A TRADITIONAL TWO BEDROOM MID TERRACED PROPERTY CENTRALLY  
LOCATED WITH PLEASANT OUTLOOK TOWARDS ST OSWALDS CHURCH**

**64 STATION STREET  
ASHBOURNE  
DE6 1DF**



**PRICE: Offers in the region of £120,000**

Offering considerable potential for modernisation and improvement  
**NO UPWARD CHAIN**

## DESCRIPTION

A traditional two bedroom mid terrace property offering considerable potential for modernisation and improvement. Situated within a short walk of Ashbourne Town Centre, Waterside Retail Park, Ashbourne Leisure Centre and St Oswalds Hospital.

The property has gas central heating, upvc double glazing and briefly comprises entrance hall, sitting room, dining kitchen and utility room/pantry to the ground floor. On the first floor there are two bedrooms and a bathroom. There is also an enclosed courtyard style garden to the rear.

## ACCOMMODATION

A upvc double glazed front entrance door with arched double glazed window above opens into the

**Entrance Hall** with radiator and staircase leading to the first floor. A door opens into the

**Sitting Room** 3.89m x 3.37m [12'9" x 11'1"] having a upvc double glazed front aspect window, coved ceiling, gas meter cupboard, radiator and under stairs storage cupboard. Door to



**Dining Kitchen** 4.28m x 3.93m [14'1" x 12'11"] comprising wall and base units and drawers, gas cooker point and plumbing for washing machine. Work surface with inset stainless sink and drainer unit and tiled splash back. Wall mounted Worcester gas central heating boiler, radiator, rear aspect upvc double glazed window and upvc double glazed rear entrance door. Door to



**Utility Room/Pantry** with rear aspect upvc double glazed window.

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

**Bedroom One** 3.89m x 3.37m [12'9" x 11'1"] having a front aspect upvc double glazed window, radiator and inbuilt cupboard over the stairs with upvc double glazed front aspect window.



**Bedroom Two** 3.95m x 2.22m [12'11" x 7'4"] having a radiator and rear aspect upvc double glazed window with pleasant outlook towards St Oswald's Church.



**Bathroom** 2.95m x 1.99m [9'8" x 6'6"] comprising bath with shower attachment to the taps, pedestal wash hand basin, low flush wc. Rear aspect upvc double glazed window, radiator and fitted full height cupboard.



## OUTSIDE

There is an enclosed courtyard style garden to the rear.

**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.

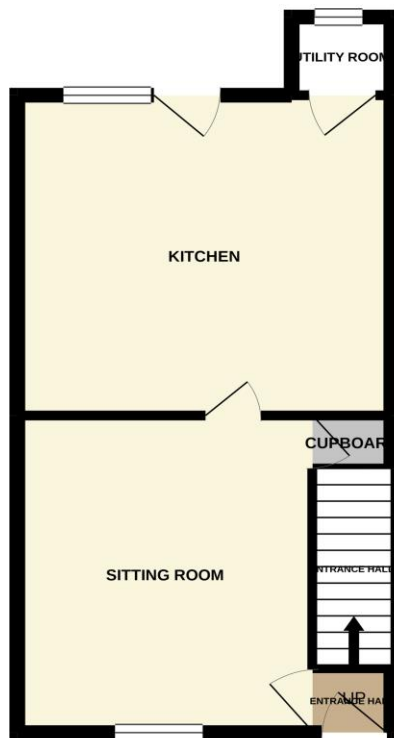
**DIRECTIONS**

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 right into Station Street and the property will be found on the right hand side noted by our for sale board.

Ref: FTA2455



GROUND FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 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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