

PERIOD CHARACTERFUL COTTGE

**29 BUXTON ROAD
ASHBOURNE
DE6 1EX**



PRICE: O/A £150,000

An ideal opportunity for the discerning first time buyer or investment purchaser.

DESCRIPTION

Being situated on the very edge of Ashbourne but convenient for the shops and other facilities of the town centre this traditionally styled and constructed, middle terraced cottage property offers surprisingly spacious, gas centrally heated and sealed unit double glazed, one bedroomed accommodation. Considered likely to be of particular interest to first time buyers or professional single people the property is also likely to be of appeal to investment purchasers or those looking for a holiday let or weekend retreat.

An early viewing is recommended.

ACCOMMODATION

A upvc sealed unit double glazed front door leads to

Entrance Porch with lattice leaded sealed unit double glazed upvc window and ledged and braced pine door to



Sitting Room 13'10" x 11'1" [4.22m x 3.38m] with beamed ceiling, five wall light points, lattice leaded sealed unit double glazed upvc window to the front and most attractive polished marble fireplace with matching hearth and fitted decorative fuel effect gas fire. Double panel central heating radiator, open plan staircase off to first floor level with useful under stairs storage cupboard. A further ledged and braced pine door leads to



Kitchen 9'9" x 7' [2.97m x 2.13m] having a range of fitted units in medium oak providing base cupboards, drawer bank and matching wall cupboards. There are ample round edge work surfaces with inset single drainer stainless steel sink unit and appliance space beneath with plumbing for automatic washing machine. Integrated Indesit electric oven and inset

four burner Indesit ceramic hob. Beamed ceiling, single panel central heating radiator and lattice leaded sealed unit double glazed upvc window to the rear. Two wall light points. Upvc sealed unit double glazed exterior door.

Staircase to first floor level



Large Double Bedroom 13'10" x 11'4" [4.22m x 3.45m] with four wall light points, lattice leaded sealed unit double glazed upvc window to the front, double panel central heating radiator. Inbuilt double opening cupboard housing the wall mounted gas fired boiler for domestic hot water and central heating. Further double opening cupboard with fitted shelf. A pine ledged and braced door leads to



Bathroom having fittings in white comprising panelled bath with mixer tap and shower handset with full height ceramic tiling over, low flush wc, pedestal wash hand basin with tiled splash back. Two lattice leaded sealed unit upvc double glazed windows. Double panel central heating radiator, wall light point.

OUTSIDE

The property occupies a prominent and elevated position and stands behind an easily managed block paved and gravel forecourt garden.

To the rear there is a joint vehicular access from Windmill Lane which in turn leads to the property's rear paved courtyard parking 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.

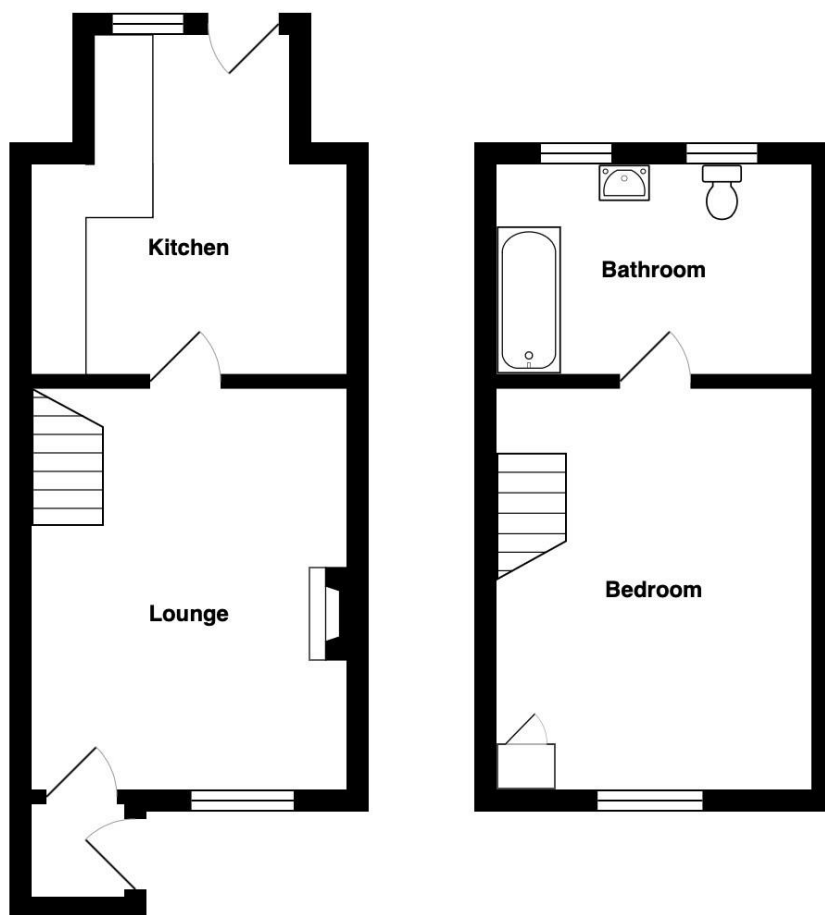
EPC RATING D**VIEWING**

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

FTA2463



29 Buxton Road, Ashbourne, DE6 1EX



Total Area: 50.1 m² ... 539 ft²

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.