



12 TOWN HALL YARD, ASHBOURNE, DE6 1EW

PRICE: O/A £145,000



ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk
MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

www.fidler-taylor.co.uk



ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A most charming, economic to run and easily managed, one bedroom townhouse property located in a quiet backwater but within extremely reach of the shops, facilities and amenities available in Ashbourne town centre.

The gas centrally heated accommodation comprises sitting room, fitted kitchen, double bedroom and bathroom. The property is suited to occupation by a discerning first time buyer or professional single person or couple but would also make an ideal small holiday cottage or buy to let investment opportunity.

Early viewing is highly recommended.

ACCOMMODATION

A traditionally styled, timber panelled front door with fan light over leads to

Front Sitting Room 12' x 11' [3.66m x 3.35m] having small pane glazed window to the front, inbuilt desk unit and open plan staircase to first floor level.

Rear Kitchen 11'7" x 7'6" [3.53m x 2.29m] being fitted with base cupboards and wall cupboards, round edge work surfaces with inset single drainer stainless steel sink unit and having inbuilt electric oven with four burner gas hob over and cooker hood above. Breakfast bar, ceramic tiled splash backs, inbuilt cupboard, central heating radiator.

Staircase to first floor landing having central heating radiator and over stairs boiler cupboard housing the wall mounted gas fired boiler for domestic hot water and central heating.

Bedroom (front) 11' x 10'4" [3.35m x 3.15m] with double panel central heating radiator, inbuilt double opening wardrobe cupboard and small pane glazed window.

Bathroom having fitments in white comprising panelled bath with over bath electric shower, low flush wc, pedestal wash hand basin. Part ceramic tiled walls, single panel central heating radiator.

OUTSIDE

The property which occupies a quiet and secluded yet extremely convenient town centre location stands behind an easily managed forecourt garden and to the rear there is a small paved 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 A.

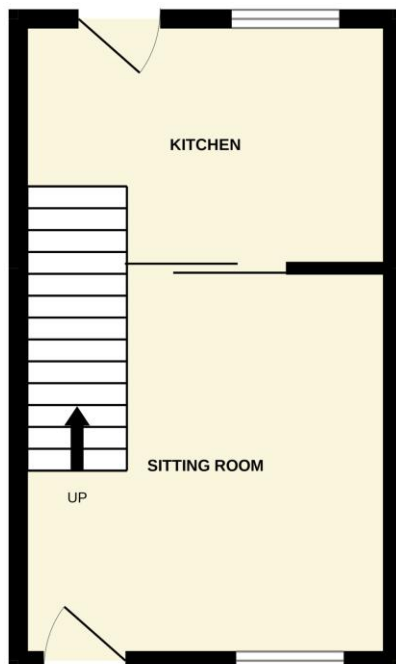
EPC RATING band D

VIEWING

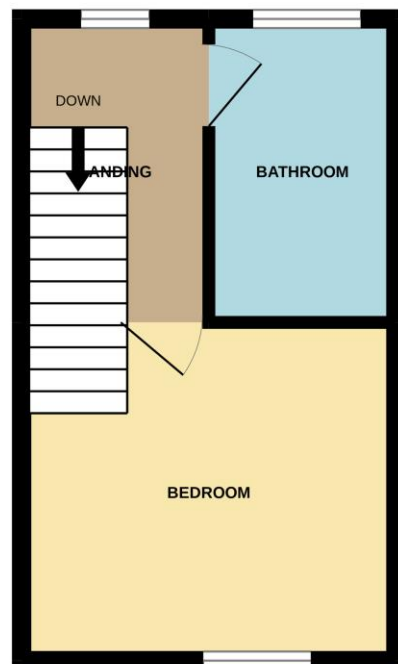
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref: FTA2464

GROUND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



1ST FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.7 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.