

AN INTRIGUING TOWN CENTRE PROPERTY

**4 MALBONS YARD
ASHBOURNE
DERBYSHIRE
DE6 1BX**



FOR SALE BY AUCTION

(Unless sold previously)

ON THURSDAY 28TH JULY 2022 ~ 7PM

AT

**Ashbourne Golf Club, Wyaston Road, Ashbourne,
DE6 1NB**

Vendors Solicitors:
Nigel Davis Solicitors
3-4 Spire House
Waterside Park
Ashbourne
Derbyshire
DE6 1DG

Auctioneers:
Messrs Fidler Taylor & Co
11 Church Street
Ashbourne
Derbyshire
DE6 1AE
Tel: 01335 346246

DESCRIPTION

A most unusual, two-storey property occupying a convenient town centre location and offering tremendous scope and potential for a variety of alternative usages subject to a new owners requirements and any necessary planning consents.

Currently providing a spacious, two-bedroomed, self-contained apartment at first floor level with the ground floor providing two large open plan rooms which together provide over 700sq.ft (65sq.m) of useful storage or workshop space.

Likely to be of particular interest to speculators, investors and owner occupiers the property should be viewed without delay.

ACCOMMODATION

A upvc panelled front door leads to

Entrance Lobby with stairs to first floor level and flanking Utility/Cloaks cupboard housing the water meter and having sealed unit double glazed window.



Ground Floor Room One 20'6" x 15' [6.25m x 4.57m] with upvc obscured sealed unit double glazed windows to the front and flanking wooden panelled door. Door off to

Large Walk-In Storage Cupboard 15'2" x 3'9" [4.62m x 1.14m]

Inner Lobby with under stairs storage area



Ground Floor Room Two 22'8" x 15' [6.91m x 4.57m] with white upvc obscured sealed unit double glazed windows to the front, flanking panelled door to the exterior and inbuilt cupboard (formerly a wc) with double glazed window.

Staircase to first floor level

Landing with fitted coat pegs and all main rooms off



Sitting Room 15' x 14'2" [4.57m x 4.32m] with full width natural stone fireplace having stone hearth, mantel and plinths. Copper chimney canopy and fitted gas fire. Upvc sealed unit double glazed window to the front, four wall light points, serving hatch to the Kitchen.



Breakfast Kitchen 11'8" x 10' [3.56m x 3.05m] with a range of fitted units providing base cupboards and wall cupboards, round edge work surfaces with inset single drainer stainless steel sink unit, tiled splash backs. Tall larder and broom cupboards. Upvc sealed unit double glazed window to the front and serving hatch to Sitting Room. Over stairs storage area with upvc sealed unit double glazed window.



Bedroom One (end double) 14'10" x 8'9" [4.52m x 2.67m] with upvc sealed unit double glazed window to the front, two double opening wardrobes with double bed inset and a range of top cupboards.

Bedroom Two 9'6" x 6'4" [2.89m x 1.93m] with upvc sealed unit double glazed window to the front.



VIEWING

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

Ref: FTA2496

Bathroom having the original, coloured suite with fittings in blue comprising panelled bath with low flush wc, pedestal wash hand basin and shower cubicle with shower tray and Mira Cara electric shower control. Upvc sealed unit double glazed window, fully ceramic tiled walls, large double opening inbuilt cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves.

SERVICES

It is understood that mains water, electricity and drainage 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.

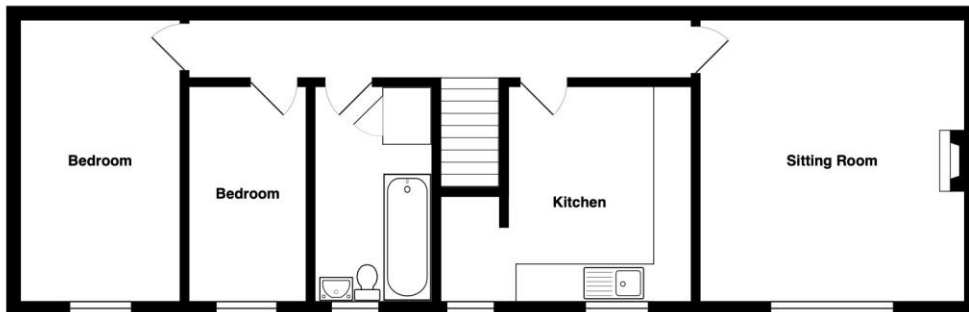
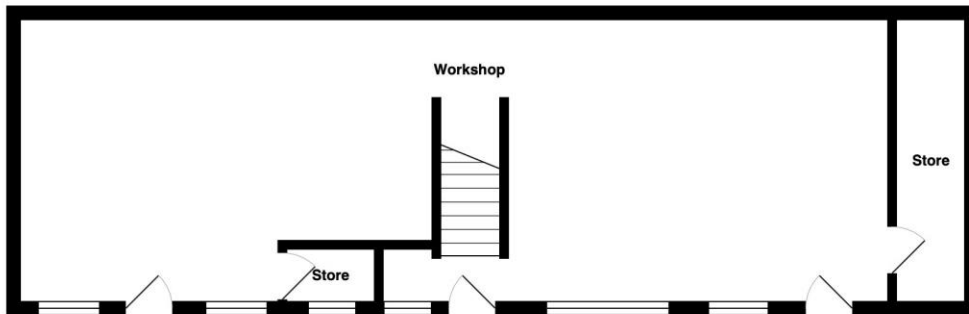
EPC RATING F

CONDITIONS OF SALE

The conditions of sale will be available for inspection by interested at the offices of the auctioneers and the vendors solicitors at least 7 days prior to the sale. They will also be available for inspection in the saleroom on the evening of the sale but they will not be read out at the sale. All purchasers are deemed to purchase in full knowledge of the conditions of sale whether they have read them or not.

All properties are offered for sale subject to the RICS Common Auction Conditions for Real Estate Auctions 4th Edition, copies of which are available for inspection at the auctioneer's office and will be available on the day of sale at the sale venue.

4, Malbons Yard, Ashbourne, DE6 1BX



Total Area: 142.2 m² ... 1530 ft²

All measurements are approximate and for display purposes only

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