

## SPACIOUS THREE BEDROOMED END TERRACED HOUSE

ROBINS REST, 1 OXMEAD  
MAYFIELD, DE6 2HZ



**PRICE: O/A £170,000**

A value for money property offering tremendous scope and potential

## DESCRIPTION

Being situated in a convenient location for the shops and other facilities of the village of Mayfield as well as the market town of Ashbourne some 2 miles distant this traditionally styled end terraced property offers spacious, gas centrally heated and sealed unit double glazed accommodation over three floors.

Briefly providing sitting room, fitted dining kitchen, rear hall, ground floor shower room. There are two bedrooms (one with a wc) at first floor level and a further large attic bedroom. Gardens front and rear and useful car standing space.

Considered likely to be of particular interest to first time buyers as well as those with a growing family the property offers considerable scope for alteration or upgrading to a new owner's personal choice.

Early viewing is highly recommended.

## ACCOMMODATION

A upvc sealed unit double glazed front door which is sheltered by a canopy porch leads to

**Front Sitting Room** 13'8" x 11'8" [4.16m x 3.56m] having a upvc sealed unit double glazed window to the front. Double panel central heating radiator, full width feature stone fireplace with hardwood mantel and flanking plinths, fitted shelves and knotty pine clad chimney breast.

**Dining Kitchen** 11'1" x 10'4" [3.38m x 3.15m] being fitted with a range of pine base cupboards and wall cupboards with ample round edge work surfaces, inset single drainer stainless steel sink unit, ceramic tiled splash backs and appliance space having plumbing for automatic washing machine and provision for refrigerator freezer. Double panel central heating radiator and wall mounted Ideal Logic gas fired boiler for domestic hot water and central heating. Sealed unit double glazed upvc window to the rear. Staircase off to first floor level and deep shelved under stairs storage cupboard with fitted electric light.

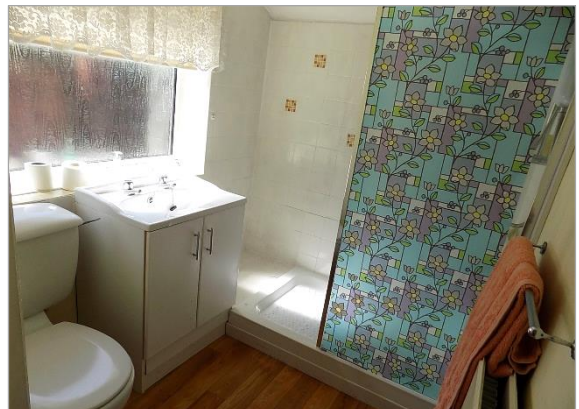
**Rear Hallway** with upvc sealed unit double glazed door to exterior rear and sliding door to

**Ground Floor Shower Room** having fitments in white comprising spacious, walk-in shower with fully tiled walls and Triton T80 electric shower control, wash hand basin set into vanity unit with double opening cupboard and low flush wc. Upvc sealed unit double glazed window, double panel central heating radiator.

Staircase to first floor level.

**Landing** with upvc sealed unit double glazed window to the rear and further staircase off to second floor level.

**Bedroom One** (large front double) 14' x 12' [4.27m x 3.66m] with upvc sealed unit double glazed window and double panel central heating radiator.



**Bedroom Two** (rear) 10'7" x 8'7" [3.22m x 2.61m] with upvc sealed unit double glazed window to the side enjoying views over the rooftops to the countryside beyond. Inbuilt double opening linen cupboard with fitted slatted shelves and double cupboard beneath. The bedroom is fitted with a low flush wc.

Staircase to **Second Floor Bedroom** 12'9" x 11'3" [3.89m x 3.43m] having two upvc sealed unit double glazed windows, exposed beamed ceiling and two inbuilt double wardrobe cupboards.

#### **OUTSIDE**

to the front of the property there is a primarily paved garden area which is accessed via a pedestrian walkway from Mayfield Avenue.

There is a separate vehicular access to the rear off Conygree Lane and immediately to the rear of the house is a small blue brick paved courtyard area with, across the vehicular access a most useful garden area with double opening wrought iron gates which lead to car standing space and beyond which is a gravelled garden with beds and borders and timber summer house.

#### **SERVICES**

It is understood that all mains services are connected to the property.

#### **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 East Staffordshire Band B.

#### **EPC RATING E**

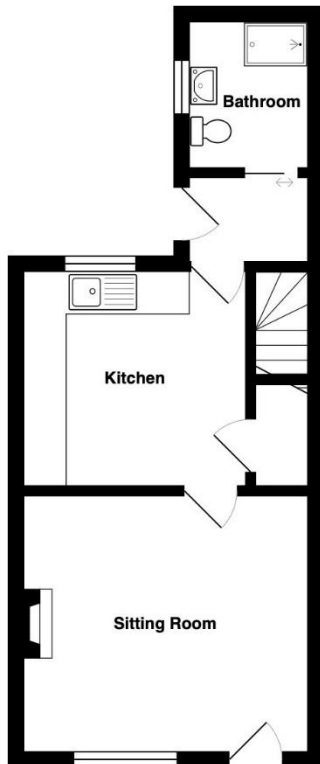
#### **VIEWING**

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

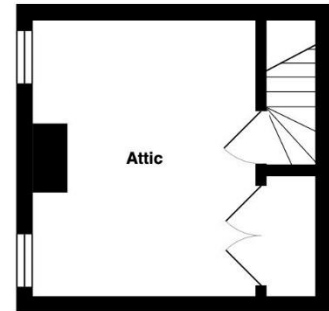
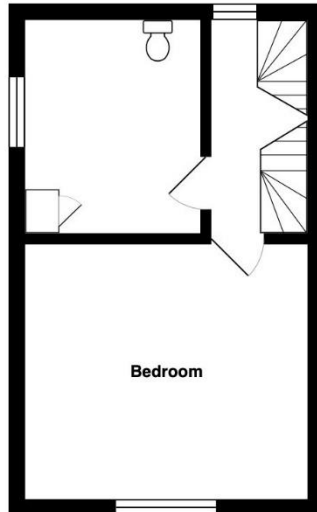
#### **DIRECTIONS**

From Ashbourne leave in a westerly direction along the A52 Mayfield, Leek road. Upon entering the village of Mayfield pass over Hanging Bridge and then turn left, proceed up the hill and turn first left again into Conygree Lane. Proceed along and then turn right after the second terrace of stone built properties on to the rear vehicular access of Oxmead. Proceed to the very end where ample car parking will be found within the Memorial Hall car park.





Robins Nest, 1 Oxmead, Mayfield, DE6 2HZ



Total Area: 79.5 m<sup>2</sup> ... 856 ft<sup>2</sup>

All measurements are approximate and for display purposes only

[www.fidler-taylor.co.uk](http://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.