

SURPRISINGLY SPACIOUS, TWO-BEDROOMED, MODERN MID-TERRACE

**7 WESTON BANK
MARSTON MONTGOMERY, DE6 2FN**



PRICE: £175.000 (for a 75% share)

An ideal opportunity for the discerning first time purchaser wishing to live in the countryside.

DESCRIPTION

Being situated in the most pleasant and sought after village of Marston Montgomery which itself is within easy reach of the market towns of Ashbourne and Uttoxeter as well as the A50 trunk for speedy access to other employment centres this most pleasantly appointed, two-bedroomed, townhouse is considered ideal for occupation for the first time buyer or professional couple.

Featuring a very well fitted dining kitchen and multi-fuel stove in the sitting room the property also has night storage heaters and is sealed unit double glazed throughout.

An early internal viewing is highly recommended.

ACCOMMODATION

A upvc sealed unit double glazed entrance door with flanking, matching window leads to

Sitting Room 4.97m x 4.19m [16'4" x 13'9"] maximum with oak effect laminate floor finish, fireplace with fitted multi fuel room heater stove set onto wide stone hearth. Open plan staircase off to first floor level.

A small pane glazed door leads through to

Spacious, Fitted Dining Kitchen 4.97m x 3.9m [16'4" x 12'10"] maximum overall measurements. The **Dining Area** with oak effect laminate floor to match the Sitting Room. Electric night storage heater, fitted coat pegs and upvc sealed unit double glazed door to exterior rear.

The **Kitchen Area** has a ceramic tiled floor and is very well fitted with a good range of units providing base cupboards and wall cupboards, drawer bank, ample timber trimmed work surfaces with inset single drainer, one and a half bowl sink unit with mixer tap. Glazed display cupboards, corner shelf units, bottle storage unit. Integrated Belling electric double oven with four burner electric hob over. Upvc sealed unit double glazed window to the rear. Appliance space with plumbing for dishwasher and plumbing for automatic washing machine. Dimplex Warmair skirting radiator.

Staircase to first floor level having landing with electric night storage heater, inbuilt cylinder and airing cupboard housing the insulated copper hot water cylinder with twin fitted immersion heaters and fitted slatted shelves.

Bedroom One (front double) 3.94m x 3.5m [12'11" x 11'6"] having upvc sealed unit double glazed window to the front and useful over stairs shelved cupboard with hanging rail.

Bedroom Two (rear) 3.47m x 3.08m [11'5" x 10'2"] with upvc sealed unit double glazed window enjoying far reaching views towards the Weaver Hills.

Bathroom having fitments in white comprising panelled bath with over bath Mira electric shower together with mixer tap and shower handset. Full height ceramic tiling over the bath. Low flush wc, pedestal wash hand basin with tiled splash back. Electric towel rail radiator and electric Dimplex downflow heater. Upvc sealed unit double glazed window.

OUTSIDE

To the front of the property there is a primarily lawned front garden with block paved pathway to the gated pedestrian access and block paved patio terrace area. Gravelled beds and borders. Large useful timber garden shed/workshop. At the rear of the property is a double width tarmac driveway providing car standing space and there is a further block paved pathway with raised slated bed.



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.

TENURE

It is understood that the property is held freehold with a 75% share of the freehold interest which is conveyed on transfer. Interested parties should seek further information from their own legal adviser.

COUNCIL TAX

For Council Tax purposes the property is in Derbyshire Dales Band B.

EPC RATING C**VIEWING**

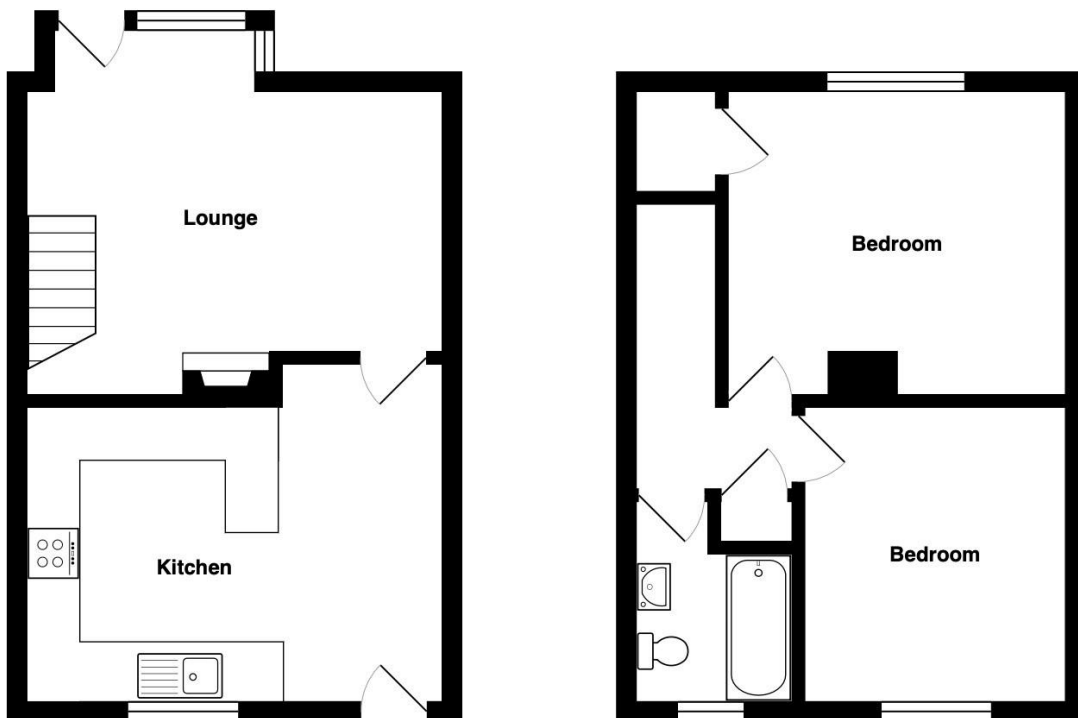
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS

Ref: FTA2551



7, Weston Bank, Marston Montgomery, DE6 2FN



Total Area: 70.5 m² ... 759 ft²

All measurements are approximate and for display purposes only

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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.