



**4 BRIDGE HILL,
MAYFIELD,
DE6 2HN
PRICE: £142,500**

DESCRIPTION

A charming one-bedroom period cottage property, offering pleasantly appointed characterful, gas centrally heated and double-glazed accommodation, which is likely to appeal to first time buyers, those looking for a buy to let investment opportunity, or someone seeking a well-located holiday cottage.

Conveniently placed for Mayfield's facilities and amenities, the cottage is also within convenient reach of Ashbourne, as well as delightful surrounding countryside.

Early viewing is highly recommended.

ACCOMMODATION

UPVC sealed unit double glazed front door leads to

Sitting Room 3.67m x 3.65m (12' x 11'11") with sealed unit double glazed window to the front, single panel central heating radiator and feature cast iron fireplace with pine surround and fitted decorative fuel effect gas fire. In-built double cupboard to one side.

Fitted Kitchen 3.22m x 3.1m max (10'7" x 10' max) having ceramic tiled floor, good range of base cupboards and wall cupboards with ample work surfaces, single drainer stainless steel sink unit and in-built oven and hob. Door to staircase to first floor level with understairs storage cupboard.

At first floor level

Double Bedroom 3.64m x 3.56m (11'11" x 11'8") with UPVC sealed unit double glazed window which enjoys delightful views over the River Dove and beyond, single panel central heating radiator.

Bathroom having three-piece suite in white comprising panelled bath with mixer tap and shower handset, low flush wc, pedestal wash-hand basin. In-built boiler cupboard housing a wall mounted gas fired boiler for domestic hot water and central heating. Sealed unit double glazed window, single panel central heating radiator.

OUTSIDE

There is a small forecourt garden and shared rear yard area which has right of way over it in favour of adjoining properties. Outside store.

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.

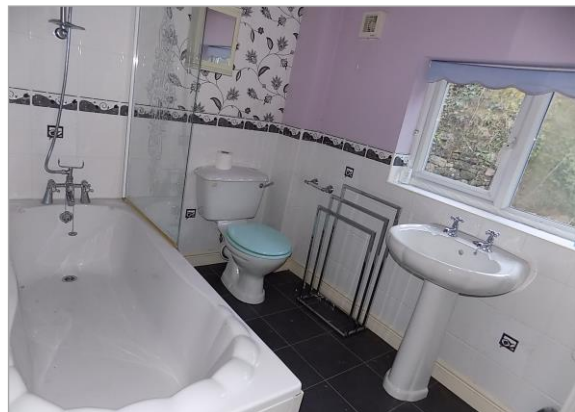
TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band A

EPC RATING D



VIEWING

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

WHAT3WORDS – [swarm.magpie.comic](https://www.what3words.com/swarm/magpie.comic)

Ref FTA2746

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Total Area: 45.4 m² ... 489 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.