



FOLLOW  **LLS**

40 Ash Grove, Ash Bank - ST2 9EF

In Excess of £350,000

- Spacious Detached Family Home
- Four Double Bedrooms & Three Reception Rooms
- Spacious Dining Kitchen
- Driveway and Detached Double Garage
- In Need of Renovation Following Water Damage
- No Upward Chain

A spacious detached family home providing four double bedrooms, three reception rooms and a large dining kitchen. The house is situated at the end of a quiet cul-de-sac with a particularly pleasant garden plot which backs onto fields and enjoys far reaching rural views.

The property has suffered significant water damage from a burst pipe including sections of the ceiling on both the first and ground floor having fallen through. The pipe has now been repaired although an extensive program of refurbishment is now required on the house.

The property is entered via a reception hall with stairs leading to the first floor. The three reception rooms are all of a good size with the spacious sitting room having doors opening to the rear garden. There is a large dining kitchen with ample space for table and chairs and again with doors opening out to the rear garden. The ground floor accommodation is completed with a utility room and WC.

To the first floor are four double bedrooms the master of which has an ensuite shower room whilst the other three bedrooms are served by a family bathroom. All of the bedrooms benefit from built in wardrobes.



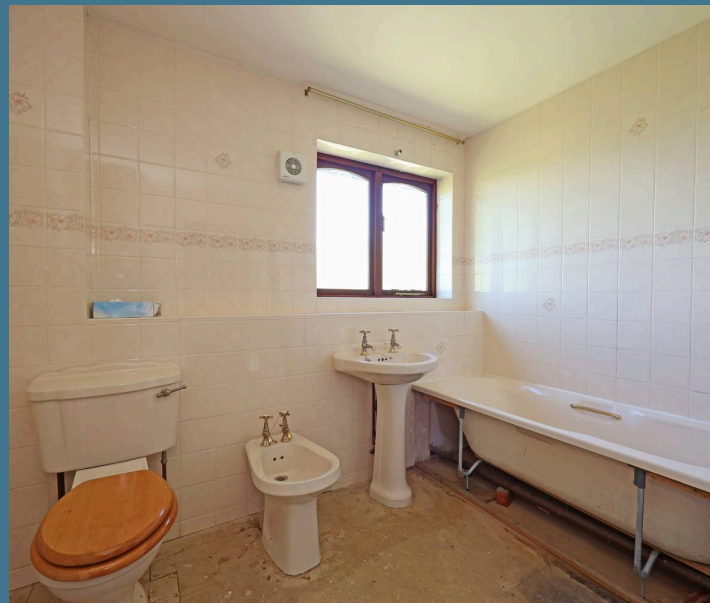
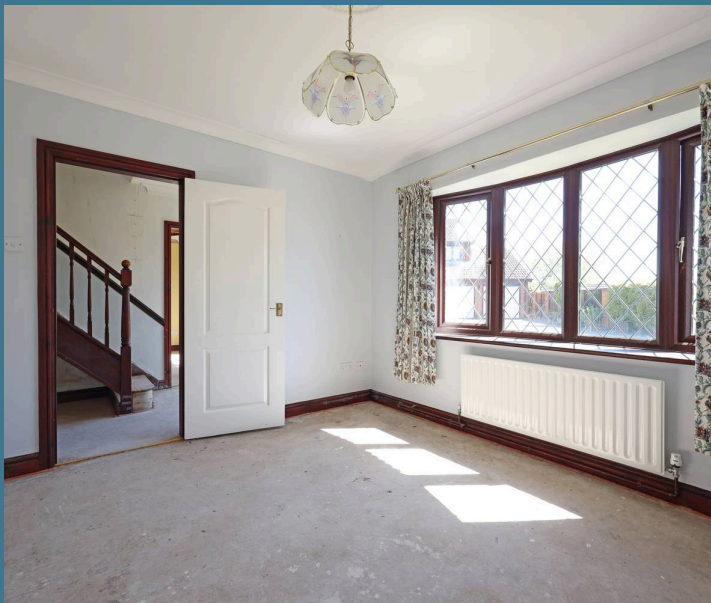


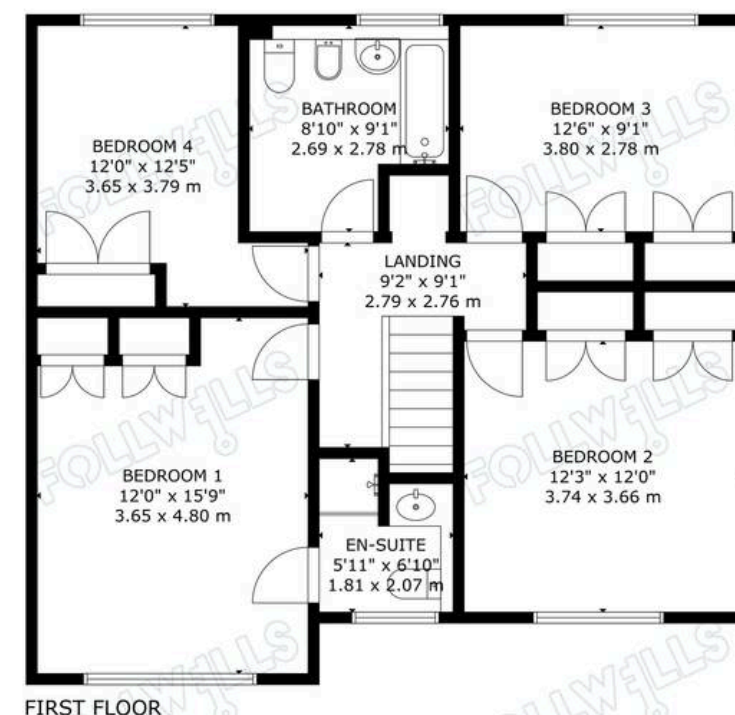
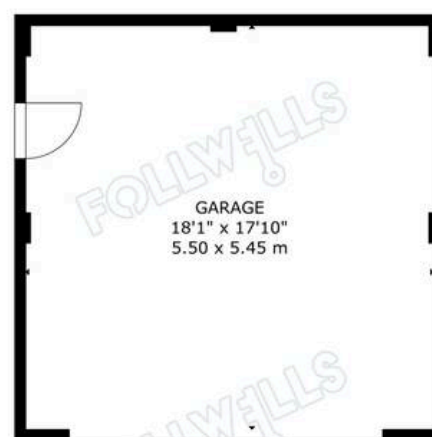
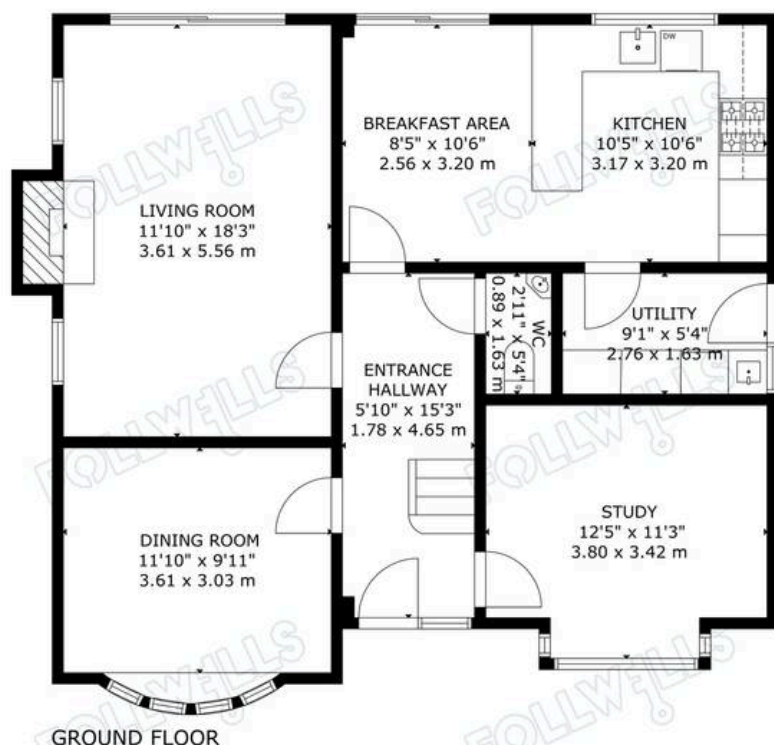
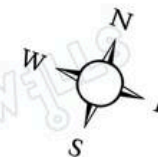
The property has a driveway providing off-road parking and leading to a detached double garage of brick and tile construction. There are mature gardens to the front and rear of the property with the rear garden enjoying a good degree of privacy and a beautiful rural outlook over fields and the surrounding countryside. This is a great opportunity to create a fantastic and spacious family home and the property is offered with no upward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





FOLLOWWILLS

GROSS INTERNAL AREA
TOTAL: 158 m²/1,708 sq.ft
GROUND FLOOR: 80 m²/866 sq.ft, FIRST FLOOR: 78 m²/842 sq.ft
EXCLUDED AREAS: GARAGE: 30 m²/322 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360
PICTURE UK