



**95 MAYFIELD ROAD, ASHBOURNE, DE6 1AS**

**PRICE: £179,950**



**ASHBOURNE:** 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk  
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[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)





## DESCRIPTION

This traditional mid terraced property has been extended and modernised to provide a generously proportioned dining kitchen along with sitting room to the ground floor. On the first floor there are two bedrooms and an office/nursery/third bedroom with spacious second floor bathroom.

Standing elevated from the road behind a fore garden along with an outbuilding and enclosed rear garden backing onto open countryside yet within walking distance of the town centre

The property has gas central heating and upvc double glazing. Ideally suited to first time buyers, professionals, as a buy to let or holiday home.

## ACCOMMODATION

A upvc double glazed front entrance door opens into the

**Sitting Room** 3.44m x 3.42m (11'4" x 11'3") having a front aspect upvc double glazed window, radiator with radiator cover, chimney breast with built in cupboards to either side and laminate flooring. An opening leads into the

**Dining Kitchen** 6.13m x 3.43m (20'1" x 11'3") comprising a modern range of wall and base units and drawers with integrated Smeg electric oven, Smeg four ring gas hob and Hotpoint stainless steel extractor hood above. Under counter space for three appliances including plumbing for washing machine and dishwasher. Work surface with one and a half bowl ceramic sink and drainer unit. Ideal gas central heating boiler concealed within one of the units. Two radiators, Velux window, rear aspect upvc double glazed window and upvc double glazed rear entrance door. A door leads to an understairs storage cupboard and a further door opens to the staircase leading to the first floor.

**First Floor Landing** with radiator, doors leading to the bedrooms and door to the second floor level.

**Bedroom One** 3.42m x 2.80m (11.3" x 9'2") measured up to the wardrobes. Having a front aspect upvc double glazed window and radiator. Storage shelving behind mirrored doors.

**Bedroom Two** 2.76m x 2.42m (9'1" x 7'11") Having a rear aspect upvc double glazed window, radiator and in-built understairs cupboard.

**Office/Nursery/Third Bedroom** 2.18m x 1.70m (7'2" x 5'7") with rear aspect upvc double glazed window, radiator and access to the roof space.

**Staircase to Second Floor Bathroom** 3.72m x 3.08m (12'3" x 10'2" overall measurements) comprising bath with mains control shower over, tiled surround and glazed shower screen, pedestal wash hand basin and low flush wc. Under eaves storage, heated towel rail, radiator, recessed ceiling spotlighting and Velux window.

## OUTSIDE

The property stands elevated and set back from the road behind a lawned fore garden. A shared passageway leads to the rear where there is a brick built outbuilding. Steps lead up to the rear garden which is laid to lawn with paved patio providing a pleasant seating area backing onto open fields.





**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 B

**EPC RATING** band D

**VIEWING**

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

Ref FTA2649



95, Mayfield Road, Ashbourne, DE6 1AS



Total Area: 83.3 m<sup>2</sup> ... 896 ft<sup>2</sup>

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.