



4 BROOKSIDE MEADOWS, ASHBOURNE, DE6 1RS

PRICE: O/A £245,000 for a 100% freehold purchase

DESCRIPTION

An excellent, detached property offering very spacious and well appointed, two-bedroomed accommodation ideal for occupation by the professional couple or young family.

Benefiting from sealed unit double glazing and air source heating throughout the property occupies as generous plot with ample forecourt car standing and a lovely private, landscaped rear garden.

Being conveniently located within easy reach of the shops and other facilities of Ashbourne town centre the property provides an excellent opportunity in the current marketplace and should be viewed without delay.

ACCOMMODATION

A canopy porch shelters the panelled and sealed unit double glazed upvc front door with side courtesy light which leads to

Reception Hall with single panel central heating radiator, staircase off to first floor level and door off to

Guest Cloakroom having low flush wc and wall mounted wash hand basin in white. Splash back tiling.

Double Aspect Sitting Room 5.1m x 2.8m [16'9" x 9'3"] having upvc sealed unit double glazed windows to both front and rear and two central heating radiators.

Comprehensively fitted Dining Kitchen 5.1m x 2.4m [16'9" x 7'10"] This is again a double aspect room with upvc sealed unit double glazed window to the front with patio doors leading to the rear garden. The kitchen has a good range of base cupboards and wall cupboards with work surfaces having inset single drainer stainless steel sink unit with mixer tap, integrated electric oven and hob and appliance space with plumbing for automatic washing machine. Central heating radiator. a door from the kitchen leads to a very spacious, deep under stairs storage cupboard with fitted coat pegs and electric light.

Staircase to first floor landing having sealed unit double glazed window and central heating radiator.

Bedroom One 5.1m x 2.8m [16'9" x 9'3"] a double aspect double with sealed unit double glazed windows to both front and rear and two central heating radiators.

Bedroom Two 5.1m x 2.8m [16'9" x 9'3"] again a double aspect room with sealed unit double glazed windows at each end and two central heating radiators.

Bathroom having fitments in white comprising panelled bath with mixer tap and shower handset and full height ceramic tiling over. Low flush wc, pedestal wash hand basin. Sealed unit double glazed window, central heating radiator. there is an inbuilt over stairs cylinder cupboard housing the pressurised hot water cylinder.

OUTSIDE

There is a wide tarmac forecourt providing ample car standing space and two planted shrub beds.

At the rear there is a good sized private and enclosed well landscaped garden with paved patio terrace, lawn and timber decking area. Well stocked beds and borders. Useful timber garden shed.



The air source heat pump which provides the central heating for the property is situated adjacent to the rear wall of the house in the garden.

SERVICES

It is understood that all mains water, electricity and drainage are connected. Central heating is provide by an air source heat pump situated to the rear of 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 currently owned on the basis of a 50% share of a 125 year leasehold interest with Platform Housing Group Ltd. The asking price quoted on these sales particulars represents the cost of a 100% freehold purchase but it is understood that a further shared ownership purchase would be available at a percentage of between 50% up to 100% at a commensurate proportional price.

On a shared ownership purchase the share not owned is subject to rental payment and service charge. A service charge of £12.28 per calendar month in respect of maintenance of shared external common parts etc is payable upon the purchase of a 100% share.

COUNCIL TAX

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

EPC RATING band C.

VIEWING

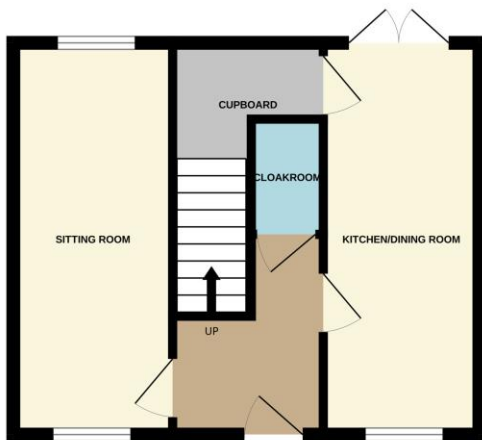
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2653

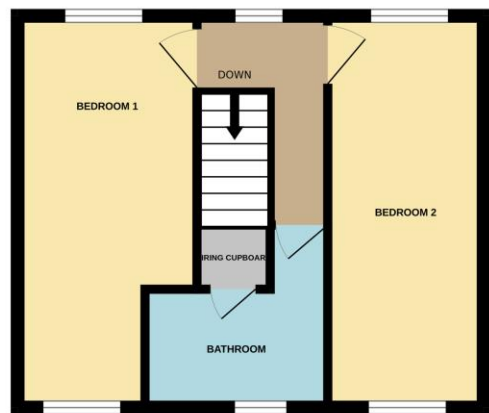
FLOOR PLANS TO FOLLOW



GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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.