



**5 OLD HILL, ASHBOURNE, DE6 1BL**

**PRICE: OFFERS OVER £170,000**



**ASHBOURNE:** 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk  
**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)



## DESCRIPTION

A charming two bedroomed mid terraced character cottage conveniently located within walking distance of Ashbourne town centre. The property has gas central heating, upvc double glazing and briefly comprises sitting room, dining kitchen, two bedrooms and a bathroom. Outside is an easily managed courtyard garden to the rear.

Considered to be an ideal opportunity for the discerning first time purchasers, professionals or retirees. The property would also make an excellent buy-to-let investment purchase or holiday cottage opportunity.

## ACCOMMODATION

A upvc double glazed front entrance door opens into the

**Entrance Hall** with staircase leading to first floor and door opening into

**Sitting Room** 4.64m x 3.45m [15'3" x 11'4"] having a front aspect upvc double glazed window, radiator, feature fireplace with pine surround, marble hearth and inset gas fire. A door opens into the

**Dining Kitchen** 3.46m x 2.82m [11'4" x 9'3"] comprising a modern range of wall and base units with integrated Indesit electric oven, Sterling four ring gas hob with extractor hood above, plumbing for a washing machine and space for appliances. Work surface with inset stainless steel one and a half bowl sink and drainer unit with tiled splash back. Wall mounted gas central heating boiler, radiator, rear aspect upvc double glazed window and upvc double glazed rear entrance door.

**First Floor Landing** with access to roof space and doors lead to the bedrooms and bathroom.

**Bedroom One** 3.66m x 3.61m min and 4.57m max [12' x 11'10" min and 15' max] having two front aspect upvc double glazed windows and radiator.

**Bathroom** 2.62m x 1.66m [8'7" x 5'6"] comprising bath with tiled surround and mains control shower over, pedestal wash hand basin and low flush w.c. Tiled flooring and heated towel rail.

**Bedroom Two** 3.15m x 1.97m [10'4" x 6'6"] having a rear aspect upvc double glazed window, radiator and fitted pine wardrobe providing hanging space.

## OUTSIDE

At the rear of the property there is a paved, enclosed courtyard garden with useful 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 C.

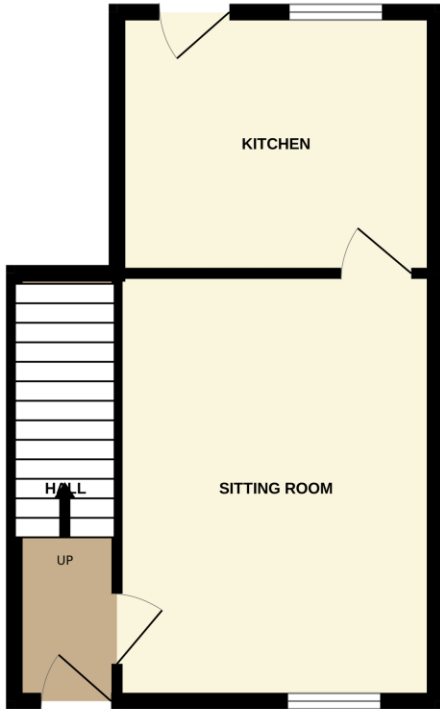
## VIEWING

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

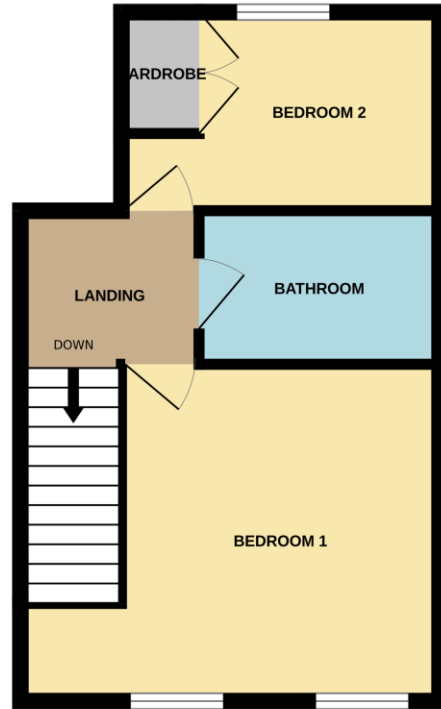
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GROUND FLOOR  
333 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.6 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.

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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.