



**28 LIME GROVE
ASHBOURNE, DE6 1HP**

PRICE: £175,000



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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

Occupying a head of cul de sac position in a popular and convenient residential location with open ground to the rear this two bedroomed, townhouse property now offers considerable scope and potential for further adaptation to a new owner's personal choice.

Benefiting from gas fired central heating and sealed unit double glazing throughout the property briefly comprises entrance vestibule, front sitting room, fitted breakfast kitchen. At first floor level there are two good sized bedrooms and bathroom whilst outside ample forecourt parking space and long, private, rear garden.

Considered an ideal opportunity for the discerning first time purchaser or professional couple the property should be viewed without delay.

ACCOMMODATION

A upvc panelled and sealed unit double glazed front door leads to

Entrance Vestibule having inset ceiling spotlight, in built cupboard and door to

Sitting Room 5m x 3.6m (16'5" x 11'10") maximum. Having full height upvc sealed unit double glazed window to the front, two double panel central heating radiators and open plan staircase to first floor level. Inset ceiling spotlights.

Breakfast Kitchen 3.6m x 2.58m (11'10" x 8'6") having fitted base and wall cupboards with ample round edge work surfaces, inset single drainer stainless steel sink unit with pillar mixer tap and ceramic tiled splashbacks. Appliance space with plumbing for automatic washing machine, integrated Bosch electric oven with four burner Bosch gas hob over and cooker hood above. Upvc sealed unit double glazed window and door looking towards the rear garden. Single panel central heating radiator.

Staircase to First Floor Landing having in built shelved storage cupboard.

Bedroom One (front) 3.6m (11'10") maximum x 3.15m (10'4") having two upvc sealed unit double glazed windows to the front and central heating radiator. inset ceiling spotlights.

Bedroom Two (rear) 3.7m x 2.05m (12'2" x 6'9") having upvc sealed unit double glazed window overlooking the rear garden to the open grassed area beyond, single panel central heating radiator, in built wardrobe cupboard with cupboard above.

Bathroom having fitments in white comprising panelled bath with over bath shower, contemporary wash hand basin set into vanity unit with fitted drawer, low flush wc, part ceramic tiled walls, upvc sealed unit double glazed window, towel rail radiator.

OUTSIDE

A long tarmac driveway provides ample car standing space and leads to a small forecourt area whilst to the rear there is a long private and enclosed garden with extensive paved patio area. Timber garden shed.

SERVICES

It is understood that all mains services are connected to 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

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 C

VIEWING

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

Ref FTA2661



28 Lime Grove Ashbourne



Total Area: 55.5 m² ... 598 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.