



**7C SOUTH STREET
ASHBOURNE, DE6 1DP**

PRICE: £200,000

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DESCRIPTION

A modern semi detached property occupying a convenient location within walking distance of the town centre.

The property has gas central heating, upvc double glazing and the accommodation briefly comprises of an entrance hall, sitting room, dining kitchen, three bedrooms and family bathroom. Additionally, the attic has been boarded, has a velux window and provides a useful space, utilised by the current owner as an office.

Externally there is an enclosed rear garden with extensive paved patio and lawn.

Ideally suited to first time buyers, professionals, young families or as a buy to let.

ACCOMMODATION

A hardwood front entrance door opens into the

Entrance Hall with staircase leading to first floor, radiator and shelving. A partly glazed door opens into the

Sitting Room 6.17m x 3.26m (20'3" x 10'8") (overall measurements) having a front aspect UPVC double glazed bay window, two radiators, understairs storage cupboard and glazed double doors open into the

Dining Kitchen 5.67m x 3.25m (18'7" x 10'8") (overall measurements) comprising a modern range of wall and base units and drawers with integrated fridge, freezer, Bosch washing machine, Indesit electric double oven and Lamona five ring gas hob with stainless steel extractor hood above. Space for a slimline dishwasher, work surface with inset one and a half bowl stainless steel sink and drainer unit, tiled splash back, recessed ceiling spotlighting, rear and side aspect UPVC double glazed windows, radiator and tiled flooring. A partly glazed door leads to the rear garden.

First Floor Landing with access to the roof space via a fixed pull down ladder, side aspect double glazed window and doors lead to the bedrooms and bathroom.

Bedroom One 4.59m x 2.29m (15' x 7'6") with inbuilt wardrobe providing hanging and shelving space, further inbuilt cupboard over the stairs, front aspect UPVC double glazed window and radiator.

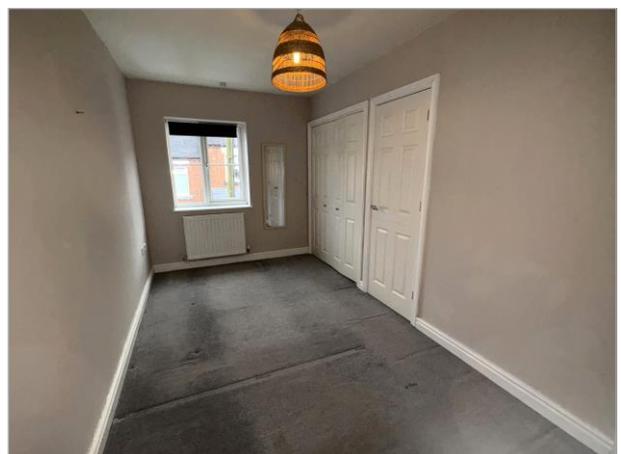
Bedroom Two 2.89m x 2.00m (9'6" x 6'7" plus door recess). Having a rear aspect UPVC double glazed window and radiator.

Bedroom Three 2.44m x 2.28m (8' x 7'5") with rear aspect UPVC double glazed window and radiator.

Family Bathroom 2.27m x 1.37m (7'5" x 4'5") comprising bath with mains control shower over and glazed shower screen, wash-hand basin with vanity unit below, low flush wc, fully tiled walls, heated towel rail and recessed ceiling spotlights.

Attic

Access via a fixed loft ladder the attic has been utilised as an office. The attic has been boarded and comprises a Velux window, fitted worksurface/desk, under eaves storage and built in cupboard housing the combination boiler.



OUTSIDE

The rear garden is accessed via a passage and side entrance gate. Immediately to the rear of the property there is an extensive paved patio providing a pleasant seating and alfresco dining area. There is a lawned area of garden with raised beds and two timber sheds all enclosed by timber fencing.

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 C

EPC RATING C**VIEWING**

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

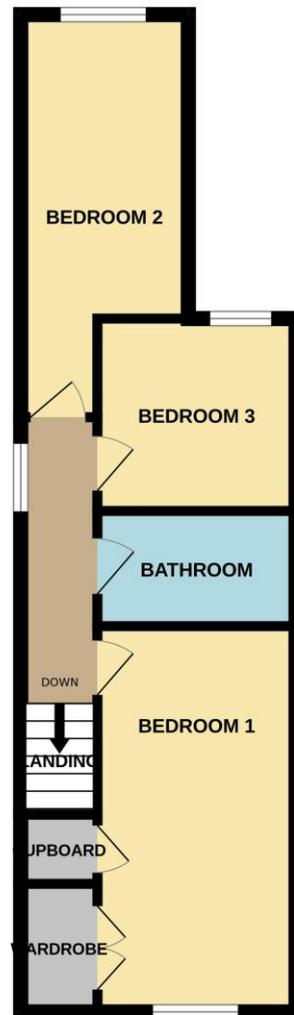
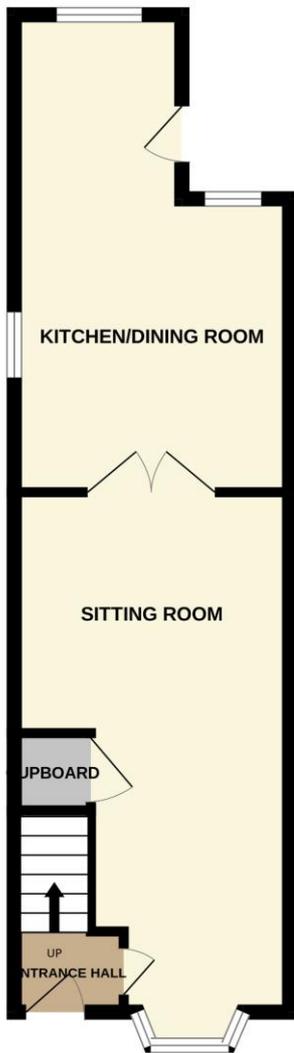
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GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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.