

**A PERIOD THREE/FOUR BEDROOM TOWN HOUSE RETAINING MANY ORIGINAL
FEATURES**

**19 THE GREEN ROAD
ASHBOURNE, DE6 1ED**



PRICE: OFFERS AROUND £310,000

**CONVENIENTLY LOCATED ON ONE OF ASHBOURNES MOST SOUGHT AFTER
ROADS WITHIN THE HEART OF THIS POPULAR MARKET TOWN
NO UPWARD CHAIN**

DESCRIPTION

A traditional Victorian town house retaining much of its original charm and character, conveniently located on the renowned Green Road within walking distance of this popular market town.

The property has been extended into the roof space to create a master bedroom suite with ensuite bathroom. The accommodation is arranged over three floors with two additional first floor bedrooms, an office/nursery/bedroom 4 and bathroom on the first floor and on the ground floor there are two reception rooms, kitchen and cloakroom.

Occupying an elevated position enjoying far reaching views over the rooftops from the front aspect. There is a pleasant fore garden and generous sized private rear garden. The accommodation is gas centrally heated and majority upvc double glazed.

ACCOMMODATION

A partly glazed front entrance door opens into the

Entrance Hall with Minton tiled floor, radiator, coved ceiling and staircase leading to the first floor. Doors lead to sitting room and dining room.

Sitting Room 4.53m x 3.56m [14'10" x 11'8"] including the bay window. Having a coved ceiling, radiator, feature fireplace with pine surround, arched inset and coal effect gas fire. Front aspect sash bay window overlooking the front garden.

Dining Room 3.91m x 3.33m [12'10" x 10'11"] With coved ceiling, radiator, tiled flooring, inbuilt storage cupboard to one side of the chimney breast and fitted cupboards with shelving to the other. There is a feature brick fireplace with timber mantle and upvc double glazed French doors opening onto the rear garden. The dining room opens into the kitchen and a door opens to the

Ground Floor Cloakroom having a continuation of the tiled flooring, low flush w.c. and wash hand basin with vanity unit below.

Kitchen 4.56m x 2.4m [14'11" x 7'11"] again having a continuation of the tiled flooring. Comprising a modern range of wall and base units and drawers with wooden work surfaces and inset Belfast sink with mixer tap and tiled splash backs. Kenwood range style cooker with five ring gas hob and double oven with Kenwood stainless steel extractor hood above. Space for appliances including a tall fridge freezer. Wall mounted Vaillant gas central heating boiler housed within one of the kitchen units. Ceiling spotlighting, side and rear aspect upvc double glazed windows.

First Floor Landing with access to the roof space. Inbuilt storage cupboard and staircase leading to the second floor with under stairs storage cupboard.

Bedroom One 3.96m x 2.65m [13' x 8'8"] with radiator, feature cast iron fireplace and front aspect upvc double glazed window with views over the rooftops towards the countryside beyond.

Bedroom Two 3.93m x 2.91m [12'11" x 9'7"] with radiator and rear aspect upvc double glazed sash style window.

Study/Office 2.43m x 1.5m [8' x 5'] plus door recess. Having a radiator, fitted shelving and rear aspect sash style upvc double glazed window overlooking the rear garden.



Family Bathroom 2.95m x 1.47m [9'8" x 4'10"] including the shower cubicle. Being fully tiled and comprising bath with shower attachment to the taps, pedestal wash hand basin, low flush w.c., shower cubicle with mains control shower, side aspect upvc double glazed sash style window, heated towel rail, tiled flooring and inbuilt shelving.

Second Floor Landing with door opening into the

Attic Bedroom Suite 5.55m x 2.61m [18'2" x 8'8"] overall measurements with restricted head room. Having a radiator, fitted drawer unit and shelving. Two Velux windows from which there are far reaching views. A door opens into the

En Suite Bathroom 2.38m x 1.48m [7'10" x 4'11"] overall measurements with restricted head room. Comprising a bath with shower attachment to the taps, pedestal wash hand basin and low flush wc. Heated towel rail, ceiling spot lights, extractor fan and Velux window.

OUTSIDE

There is a fore lawn and pathway leading to the front door. A right of way over the neighbouring property leads to the rear garden. Immediately to the rear of the property there is a paved seating area with steps leading up to the lawned garden with planted borders and being enclosed by timber fencing. There is also a timber shed. The rear garden is of a generous size and offers a good degree of privacy.

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.

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 E

VIEWING

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

Ref: FTA2554

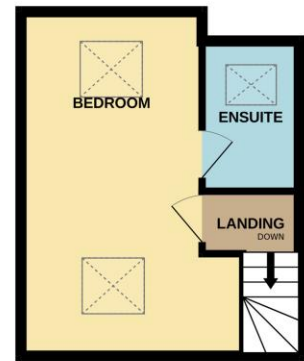




GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.

2ND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.1 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.