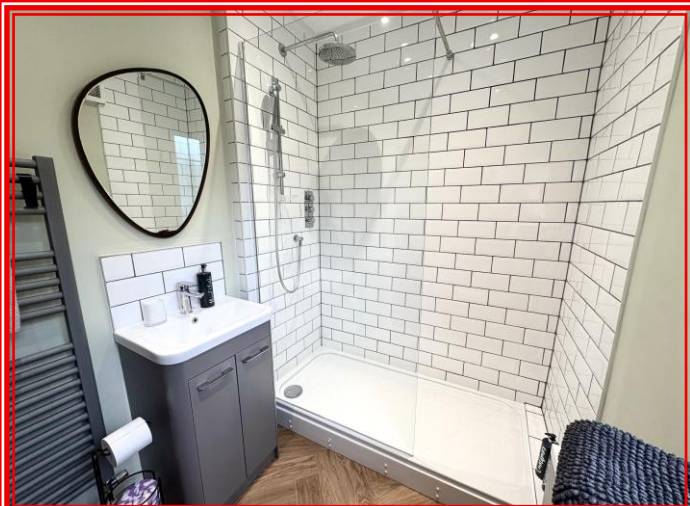




9 OLD HILL, ASHBOURNE, DE6 1BL

PRICE: £199,500



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



ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A most charming and beautifully presented two bedroomed mid terraced character cottage having been extended to the rear, providing additional light and spacious living accommodation. Conveniently located within a short walk of Ashbourne town centre.

The accommodation briefly comprises sitting room, kitchen, dining room, two bedrooms and recently fitted shower room. To the rear of the property is an elevated decked seating area enjoying a good degree of privacy. The property has gas central heating and upvc double glazed windows. Ideally suited to first time buyers, professionals, as a buy to let or holiday home.

The property is currently run as a successful holiday let and a prospective purchaser could continue to do so with ease as the furniture & contents are also available by separate negotiation.

ACCOMMODATION

A timber front entrance door opens into the

Sitting Room 3.95m x 3.26m (12'11" x 10'8") having a front aspect upvc double glazed window, quarry tiled flooring, radiator and feature fireplace with wooden mantle and quarry tiled hearth. Feature arched window and staircase leading to the first floor. A door leads into the

Kitchen 3.95m x 1.79m (12'11" x 5'10") comprising a range of wall and base units and drawers with integrated Bosch electric oven, Homark four burner gas hob with extractor hood above. Work surface with inset stainless steel sink and drainer unit and tiled splashback, space for appliances along with plumbing for a washing machine and dishwasher. Wall mounted Worcester gas central heating boiler. Front aspect upvc double glazed window, radiator and quarry tiled flooring. A door opens into the

Dining Room 4.71m x 2.53m (15'5" x 8'4") having two Velux windows, two radiators, laminate flooring and upvc double glazed French doors, with upvc double glazed windows to either side, opening onto the rear courtyard garden.

First Floor Landing with access to the roof space and doors lead to both bedrooms and shower room.

Bedroom One 3.28m x 3.04m (10'9" x 10') having a front aspect upvc double glazed window, radiator and in-built wardrobe over the stairs.

Bedroom Two 2.87m x 2.18m (9'5" x 7'2") having a front aspect upvc double glazed window and radiator.

Bathroom comprising a fully tiled walk-in shower cubicle with glazed shower screen and mains control shower, wash hand basin with tiled splashback and vanity unit below, low flush w.c., rear aspect upvc double glazed window and heated towel rail.

OUTSIDE

There is a side entrance gate leading to an enclosed paved courtyard with steps leading up to a raised decked seating area with planted border and storage area below.

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 B

EPC RATING D

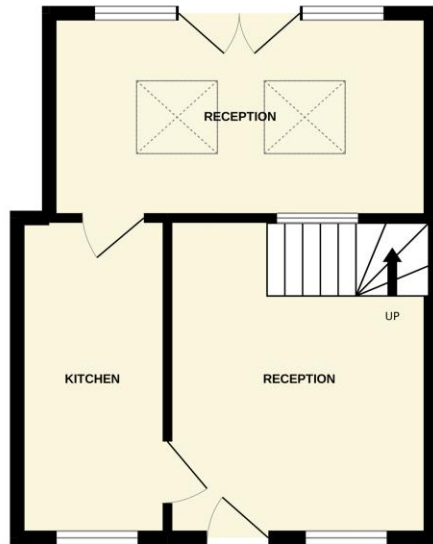
VIEWING

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

Ref FTA2796



GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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 ©2022

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.