





****** CONVENIENT
LOCATION CLOSE TO
ASHBOURNE TOWN CENTRE
**** End terraced property
located on a popular no
through road benefiting
from upvc double glazed
windows and a gas heating
system. In brief the property
offers a lounge, fitted
breakfast kitchen, utility and
a bathroom. Two double
bedrooms and a rear
garden. OFFERED FOR SALE
WITH NO UPWARD CHAIN**



LOUNGE

11'6 x 11'6

Upvc double glazed entrance door into the lounge with radiator, double glazed window to the front and a door to -

INNER LOBBY

Stairs to the first floor.

KITCHEN

11'5 x 11'

Fitted wall mounted, base and drawer units with work surfaces. Fitted electric oven with gas hob and an extractor hood, radiator, space for a fridge, double glazed window and door to -

REAR LOBBY/UTILITY

Plumbing and space for a washing machine, door to the garden and a door to the bathroom.

BATHROOM

Panel enclosed bath with a shower with an electric shower over, wash hand basin, low flush wc, heated towel radiator and double glazed window.

FIRST FLOOR LANDING

Doors to -

BEDROOM I

11'6 x 11'6

Fitted wardrobes, cupboards and bedside drawers, double glazed window and radiator.



BEDROOM 2

11'6 x 8'5

Double glazed window, radiator and airing cupboard.

OUTSIDE

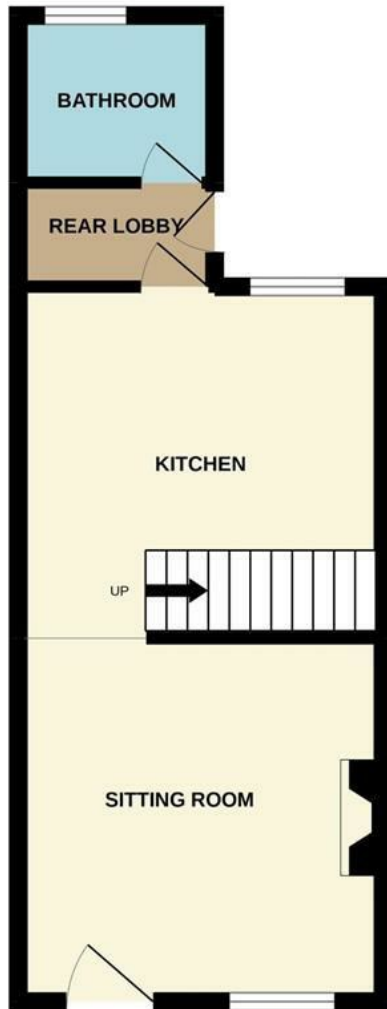
Lawn, paved patio and a garden shed.



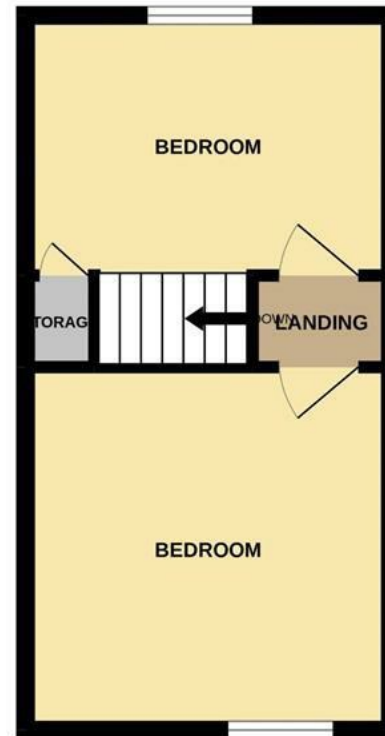




GROUND FLOOR
307 sq.ft. (28.6 sq.m.) approx.

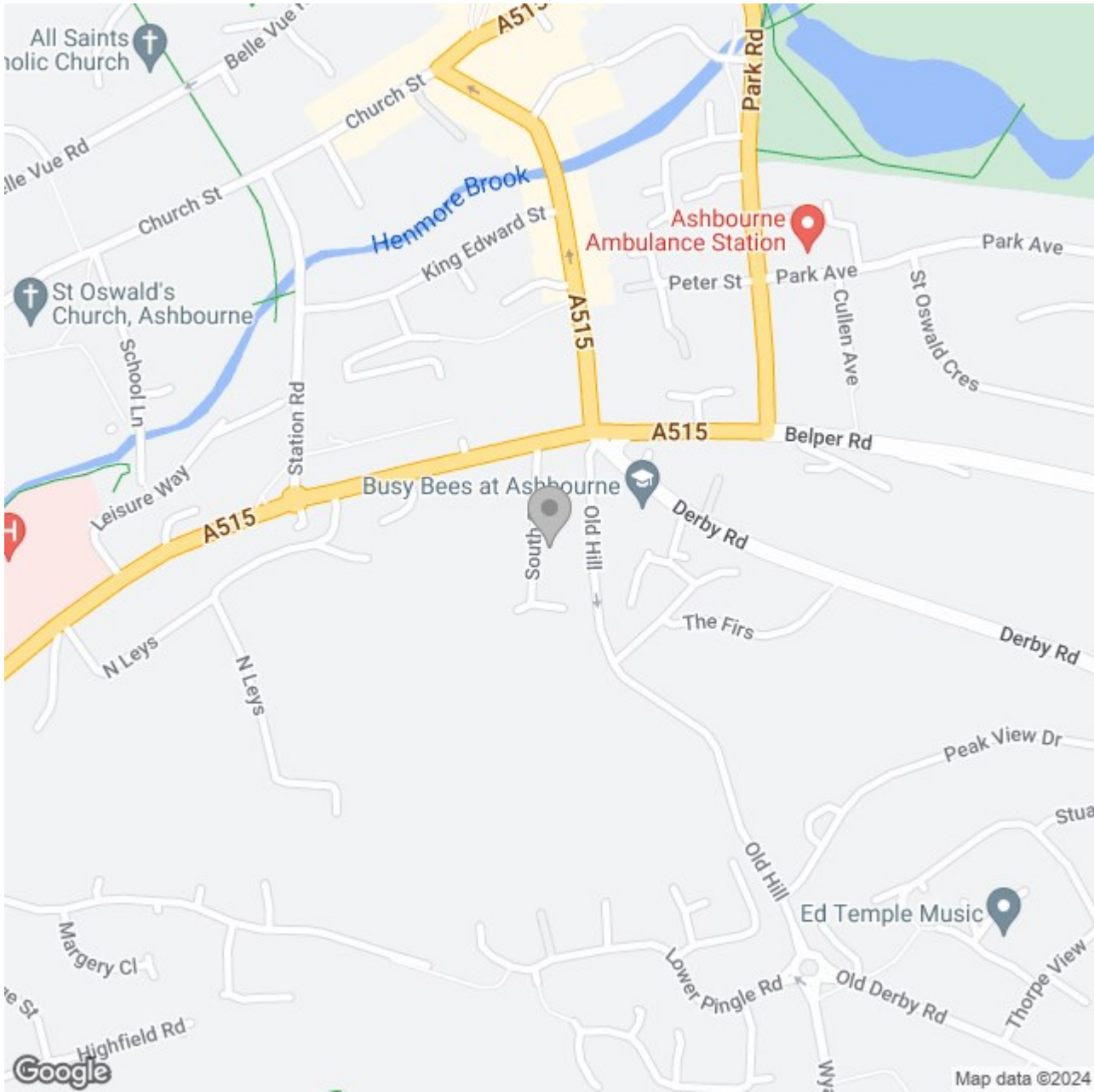


1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	