





**** CURRENTLY USED AS A SUCCESSFUL HOLIDAY LET
**** This well presented property is located in the heart of Ashbourne and is offered for sale with no upward chain. The property benefits from double glazing and a gas heating system and in brief offers a fitted kitchen, lounge, two bedrooms and a bathroom. Allocated parking spaces and an enclosed garden with views over Ashbourne.



KITCHEN

7'9" x 13'5"

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and an extractor hood, plumbing and space for a washing machine and space for a fridge. Radiator and a double glazed window and door to the front.

LIVING ROOM

14'5" x 13'5"

Living flame coal effect gas fire with surround, radiator, stairs to the first floor, double glazed window and door onto the garden.

LANDING

Loft access and doors to -

BEDROOM 1

10'10" x 11'6"

Storage cupboard, double glazed window with views over Ashbourne and a radiator.

BEDROOM 2

10'10" x 7'3"

Double glazed window to the front and a radiator.

BATHROOM

7'10" x 6'4"

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and double glazed window.

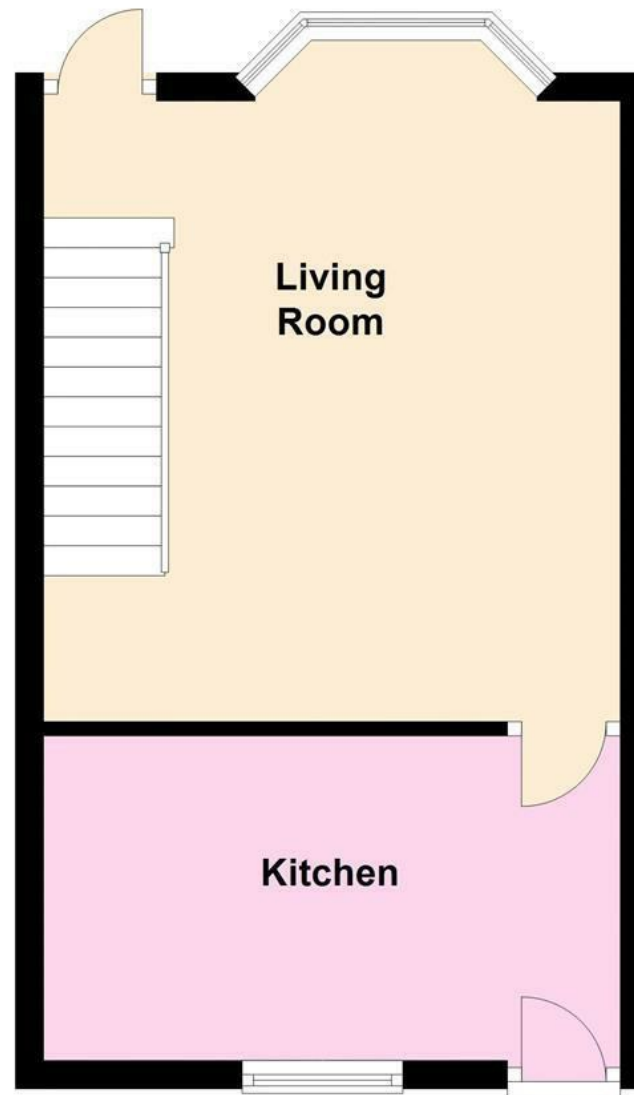
OUTSIDE

Allocated parking space to the front. the rear garden offers a raised decked patio with views over Ashbourne and steps down to a paved patio.



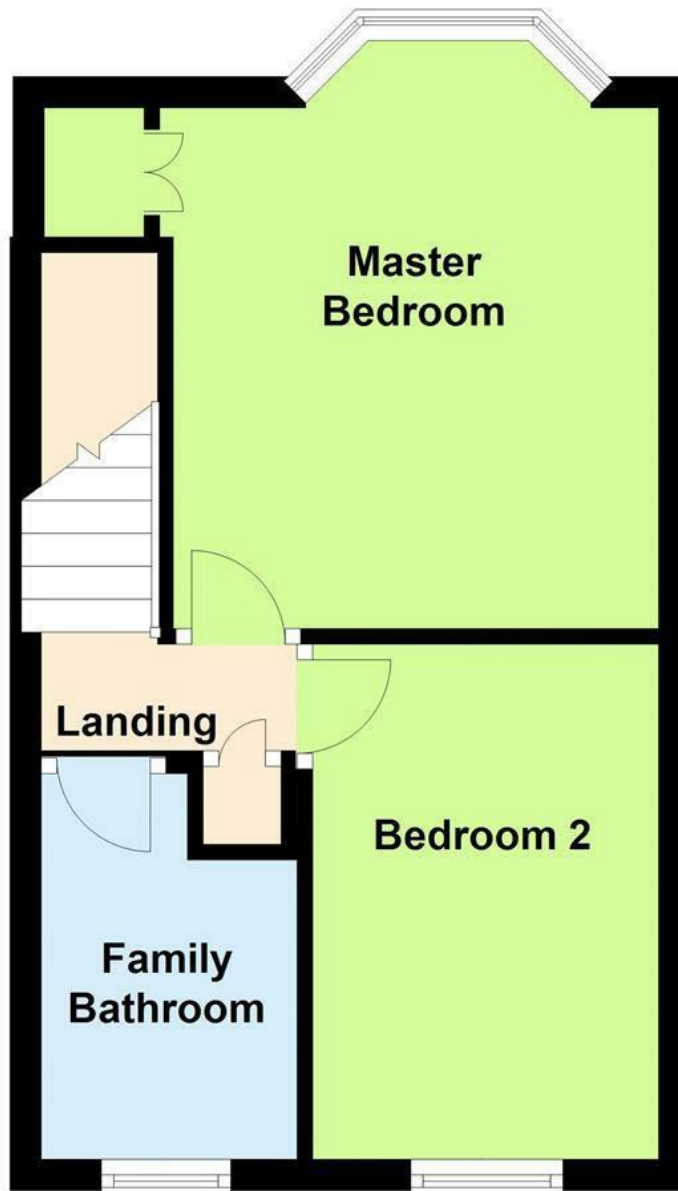


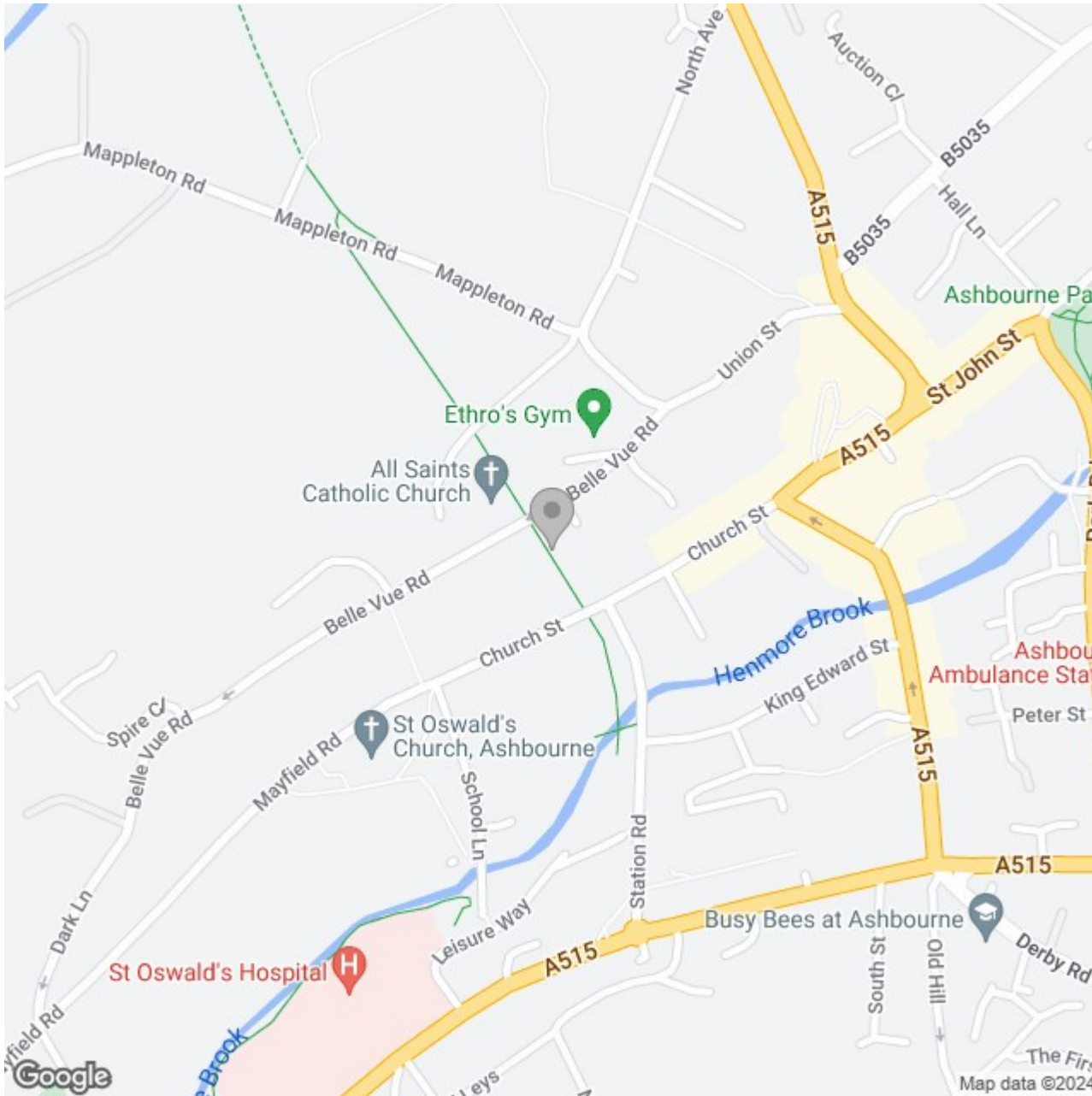
Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon.
Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	