





**** 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"

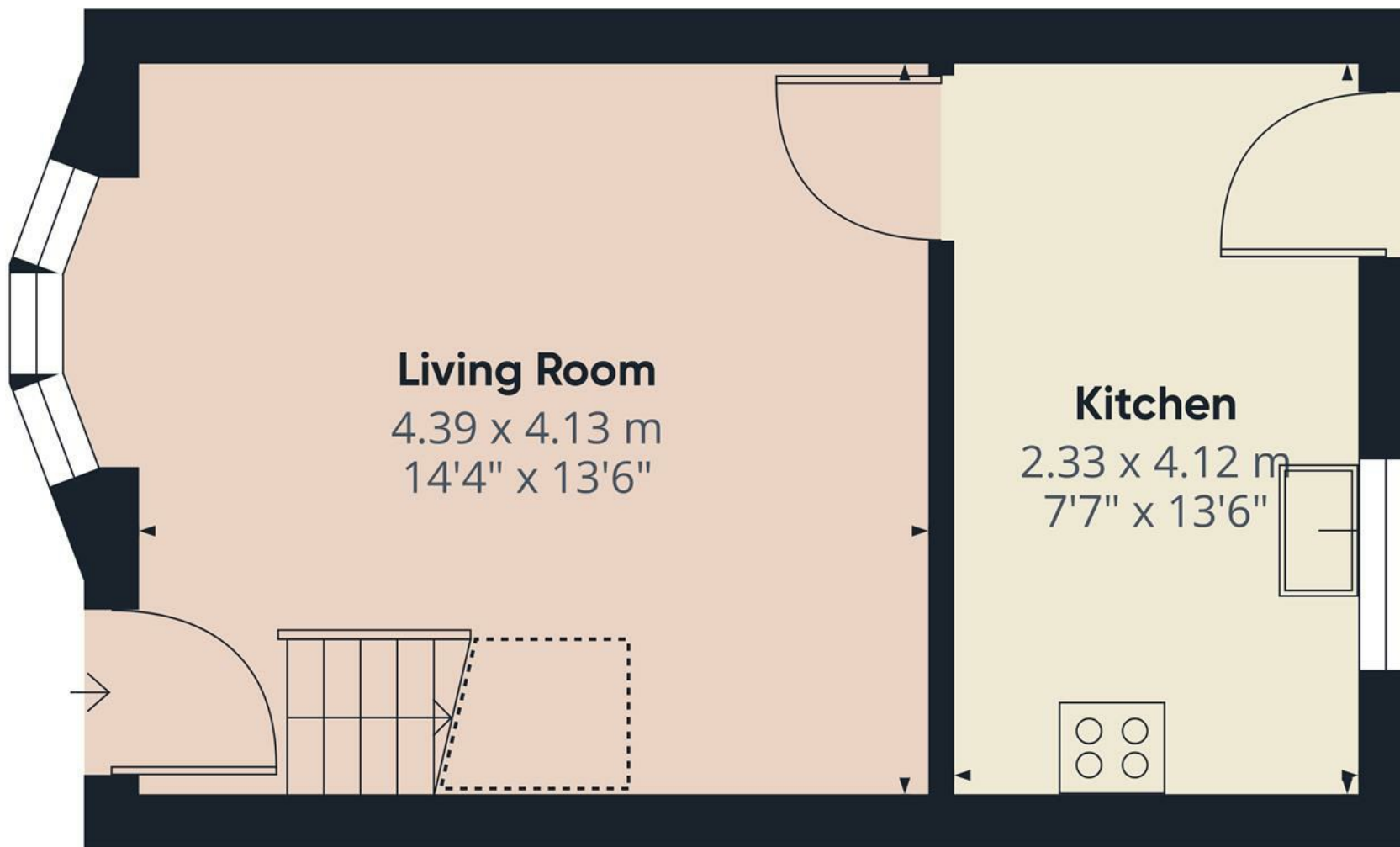
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and double glazed window.

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.







Approximate total area⁽¹⁾

28.87 m²

310.77 ft²

Reduced headroom

1.45 m²

15.56 ft²

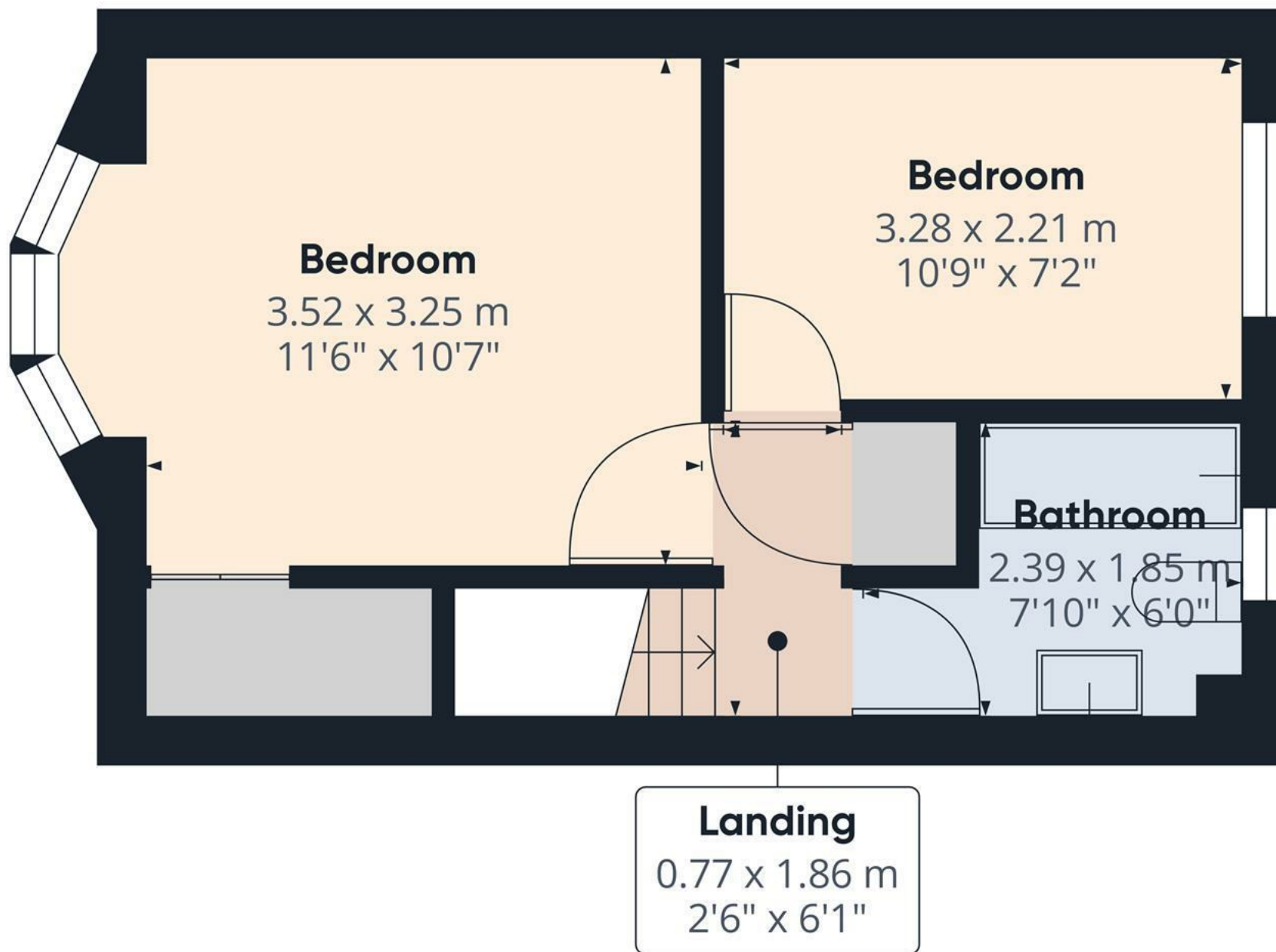
(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



Approximate total area⁽¹⁾

26.47 m²

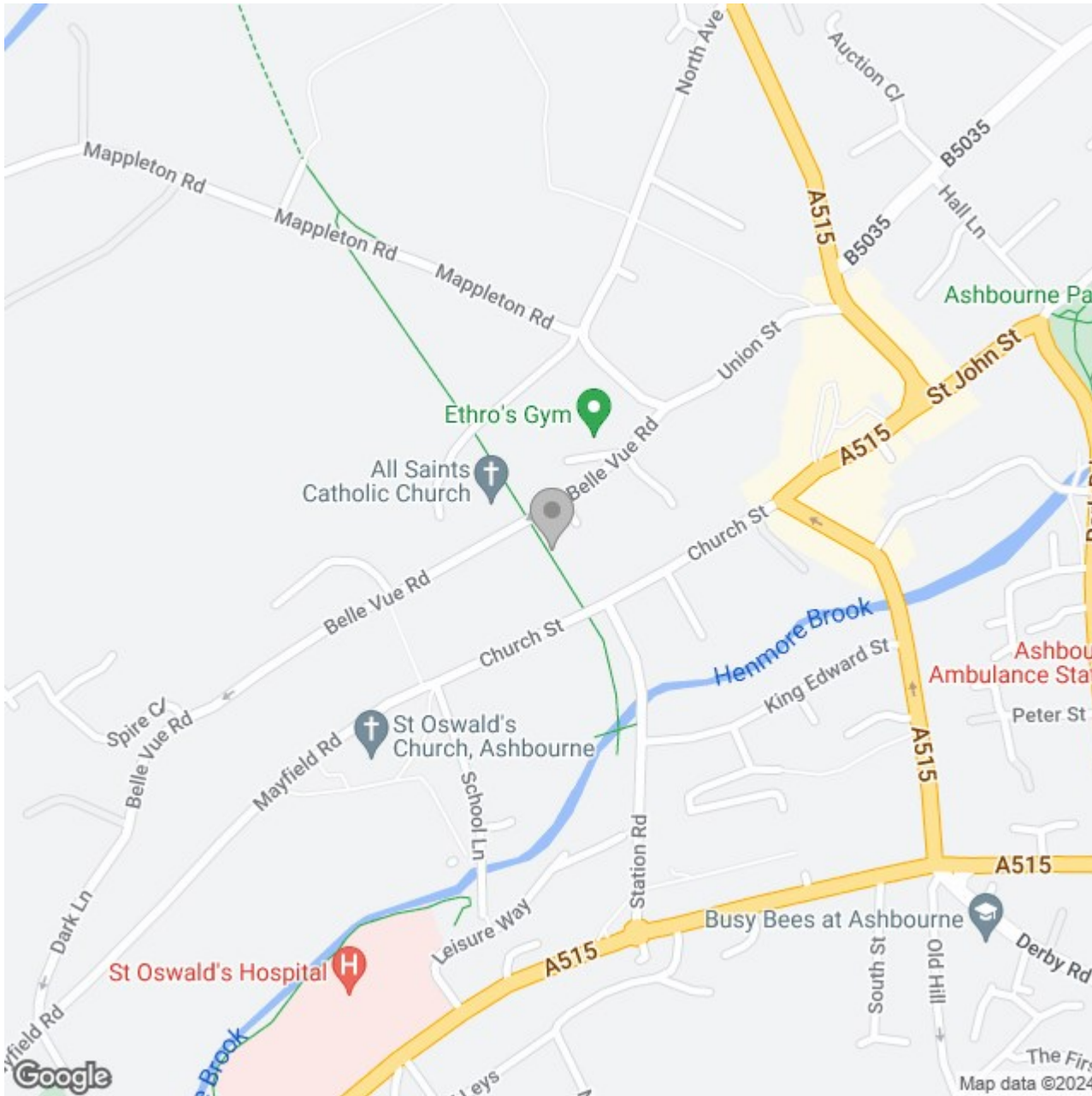
284.97 ft²

(1) Excluding balconies and terraces.


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GIRAFFE360

Floor 1



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 |  |