



37 Cavendish Drive , Ashbourne, DE6 1SR

Abode are delighted to offer for sale this three bedroom, modern home ideally situated within close proximity to Ashbourne Town Centre, its shops, amenities and schools. Being located on the outskirts of town the property has great commuter links to Derby and Burton on Trent.

Boasting a private and enclosed rear garden, off road parking, and spacious accommodation, the property is ideal for first time buyers or buy to let investors.

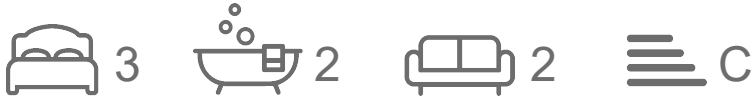
In brief, the property comprises entrance hallway, WC, living room, kitchen, dining area and conservatory to the ground floor, and three bedrooms and a family bathroom to the first floor.

An early viewing is highly recommended to appreciate this lovely home!

£260,000

37 Cavendish Drive

, Ashbourne, DE6 1SR



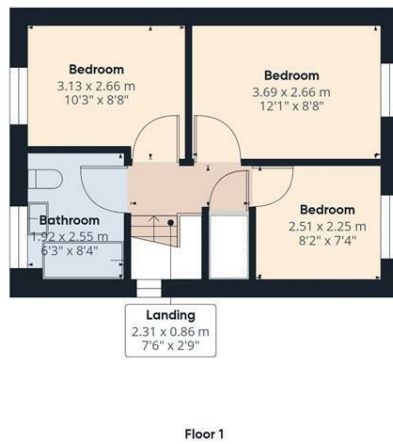
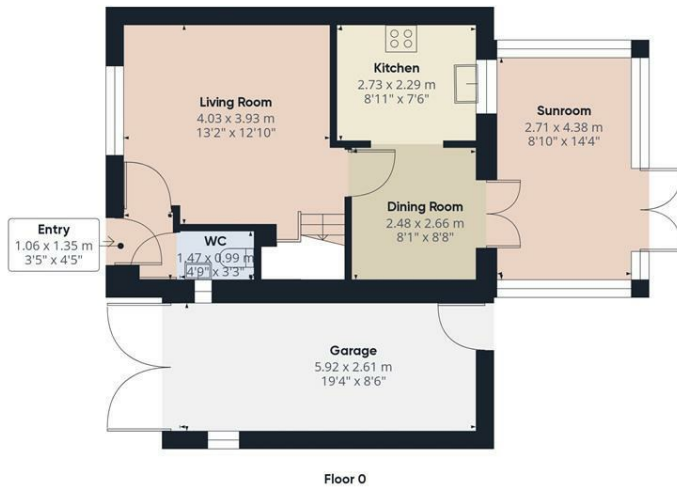
- Entrance Hall
- Attached Garage/ Shed
- Cloakroom/ WC
- Outside
- Lounge
- Kitchen
- Dining Area
- Conservatory
- Landing
- Master Bedroom
- Bedroom
- Bedroom
- Bathroom



[Directions](#)



Floor Plan



Approximate total area⁽¹⁾
91.87 m²
988.88 ft²

Reduced headroom
0.02 m²
0.22 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Market Place, Ashbourne, Derbyshire, DE6 1ES
Tel: 01335 300600 Email: ashbourne@abodemidlands.co.uk <https://www.abodemidlands.co.uk>

