



## 34 Mayfield Road , Ashbourne, DE6 1AR

Situated within walking distance of Ashbourne town centre and complete with private off-road parking, this charming two-bedroom home is ideal for first-time buyers or young families looking for a second step on the property ladder. The property offers well-proportioned accommodation throughout, a sunny south-facing courtyard garden, and easy access to local amenities. The town centre is just a two-minute drive away, offering independent shops, cafes, and restaurants, as well as a nearby retail park with an M&S Food store. The Derbyshire Dales, Dovedale, and the Peak District are all within easy reach, while Derby can be reached in under 30 minutes, making this home perfectly placed for both leisure and commuting.

No chain and vacant possession.

£145,000

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Lounge/Diner

Kitchen

Utility Room

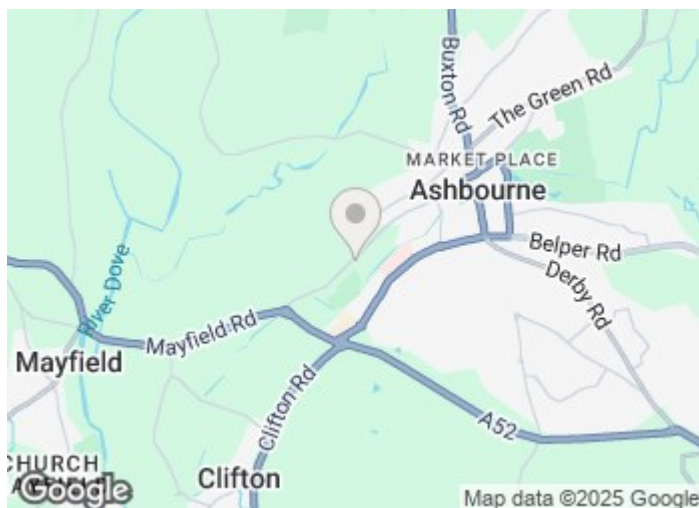
Stairs and Landing

Bedroom One

Bedroom Two

Bathroom

Courtyard Garden



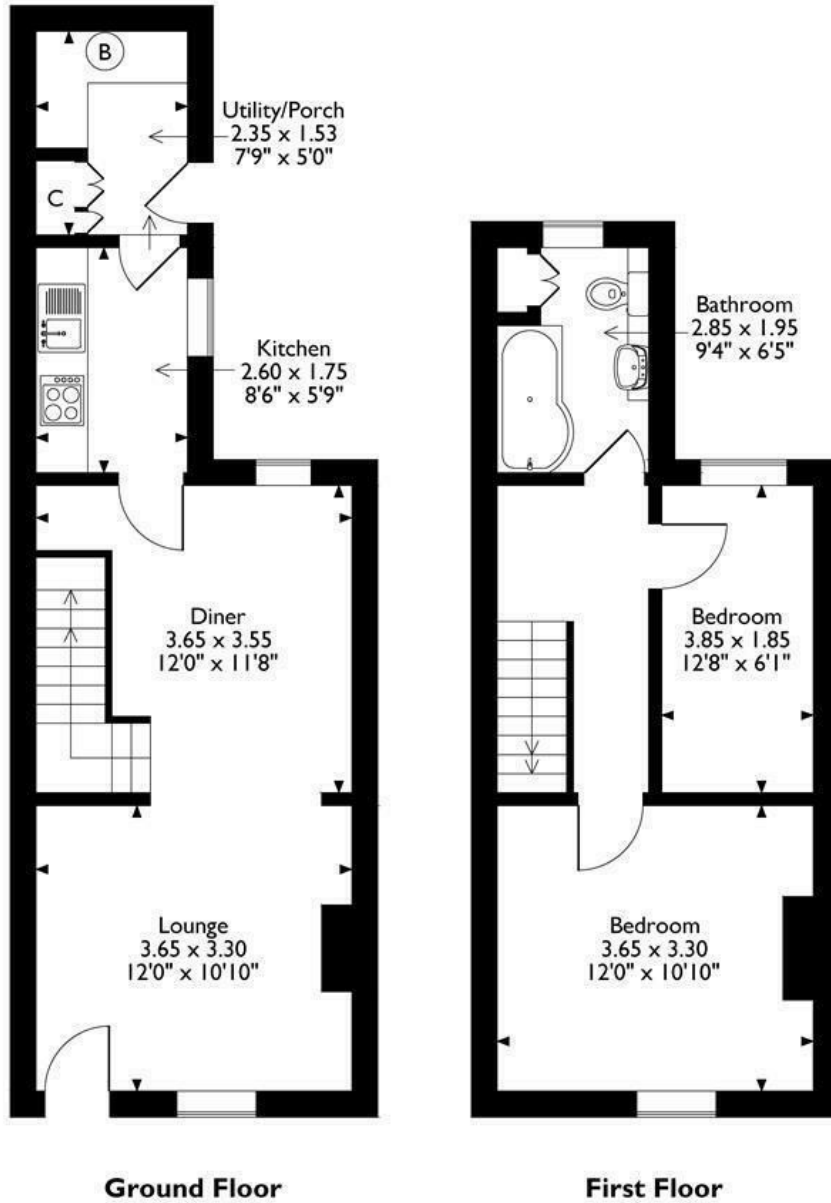
Directions





## Floor Plan

### 34 Mayfield Road Approximate Gross Internal Area 65 Sq M / 700 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

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