







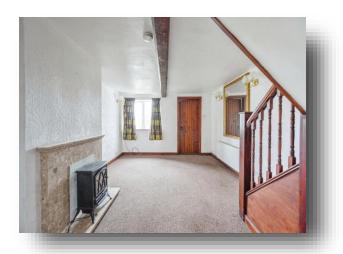


# welcome to

# **Buxton Road, Ashbourne**

A beautiful one bedroom mid terrace house with a delightful garden offers an inviting entrance porch, lounge, kitchen, one bedroom, en suite and rear garden.

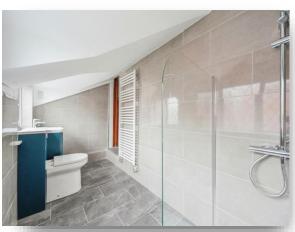












#### Kitchen

9' 9" x 7' (2.97m x 2.13m)

Entrance into kitchen, vinyl flooring, radiator, wall lights, wall base and matching drawer units, stainless steel sink, integrated cooler, induction hob, plumbing for washer, room for fridge, window to rear,

### Lounge

13' 10" max x 11' 2" max ( 4.22m max x 3.40m max ) Feature fireplace with electric fire, radiator, wall lights, window, stairs, under stairs cupboard,

#### **Rear Porch**

Rear door to side, window to rear, laminate flooring,

#### **Bedroom One**

13' 10" max x 11' 4" max ( 4.22m max x 3.45m max ) Window to rear elevation, radiator, loft access, enclosed boiler, wall lights, cupboard

#### **En Suite**

Tiling, heated towel rail, mains walk in shower, wc, floating wash vanity, two windows to the front elevation

#### Gardens

Having enclosed patio area, gravel, plantings, timber boundaries, outdoor light. Off road parking.

#### **Please Note:**

Photos have been taken using a wide angle lens.





### welcome to

## **Buxton Road, Ashbourne**

- Great investment opportunity
- One bedroom mid terrace property
- Rear garden
- Edge of countryside
- Very conveniently situated

Tenure: Freehold EPC Rating: C

£185,000









Please note the marker reflects the postcode not the actual property

# view this property online bagshawsresidential.co.uk/Property/ABN106127



Property Ref: ABN106127 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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