



**The Maltings Union Street, Ashbourne DE6 1FG**

**welcome to**

**The Maltings Union Street, Ashbourne**

Sold with NO UPWARD CHAIN. This three storey, two bedroom town house situated in the heart of Ashbourne town centre WITH PARKING, briefly comprises of: Entrance hall, utility room, lounge diner, kitchen, two bedrooms, family bathroom and an integral garage.



**Entrance Door:**

Leading into...

**Entrance Hall:**

Having electric heater; door to the garage; stairs to the first floor accommodation.

**Utility Room:**

7' 9" x 7' ( 2.36m x 2.13m )

Having window to the front; plumbing for a washing machine.

**First Floor Landing Area:**

Having window to the rear elevation.

**Lounge Diner:**

15' 9" Maximum x 13' 10" Maximum ( 4.80m Maximum x 4.22m Maximum )

Having fireplace; electric heater; wall lights; window to the front elevation.

**Kitchen:**

7' 11" x 7' 1" ( 2.41m x 2.16m )

Having tiling; vinyl flooring; a range of wall, base and matching drawer units with worktops; stainless steel sink; window to the rear elevation; freestanding cookers; room for further appliances.

**Second Floor Landing:**

Having cupboard housing cylinder; wardrobe/cupboard; loft access.

**Bedroom One:**

13' 3" x 7' 10" ( 4.04m x 2.39m )

Having electric heater; window to the front elevation.

**Bedroom Two:**

9' 7" x 7' 10" ( 2.92m x 2.39m )

Having electric heater; window to the rear elevation.

**Family Bathroom:**

Having tiling; vinyl flooring; w.c.; wash hand basin; bath; window to the rear elevation; extractor.

**Integral Garage:**

16' 6" Maximum x 10' 8" Maximum ( 5.03m Maximum x 3.25m Maximum )

Having manual up and over door; power; lights; understairs cupboard.

**Please Note:**

Photos may have been taken using a wide angle lens.



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welcome to

## The Maltings Union Street, Ashbourne

- Situated in the heart of Ashbourne town centre
- NO UPWARD CHAIN
- Town house
- Garage & Off road parking
- Ideal for first time/investment buyers

Tenure: Freehold EPC Rating: D

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ABN106216 - 0002

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