



**18 South Street, Ashbourne DE6 1DP**



**welcome to**

## **18 South Street, Ashbourne**

Two Bedroom bay fronted terrace providing good access to Ashbourne town centre. A loft conversion can be accessed via a ladder on the landing providing extra space. The property should be viewed internally to fully appreciate the size of accommodation. There is no upward chain.

### **Entrance Hall**

As you walk into the property, you are greeted by the sitting room.

### **Sitting Room**

12' x 11' 11" ( 3.66m x 3.63m )

This room consists of a front facing double glazed bay window, a multi fuel stove and a wooden door into the diner.

### **Dining Room**

13' 6" x 12' ( 4.11m x 3.66m )

This room provides an archway from the kitchen to the diner, stairs to first floor, mantle place, cupboard space and radiator. There is a UPVC double glaze window to rear.

### **Kitchen**

11' 8" x 6' 6" ( 3.56m x 1.98m )

This room provides plumbing for fridge freezer and washer. There are cupboards and wall units and a UPVC back door.

### **Bedroom One**

12' x 13' 2" ( 3.66m x 4.01m )

This room contains built in wardrobes and draws either side of the room. Double glazed windows to the front elevation.

### **Bedroom Two**

10' 11" x 7' 5" ( 3.33m x 2.26m )

Double glazed UPVC window to rear elevation, radiator and wooden door.

### **Landing**

The landing provides access to the two bedrooms and a ladder to loft conversion.

### **Bathroom**

The bathroom contains a shower over bath, toilet, hand basin, radiator and heated towel rail. Double glazing to rear.

### **Loft Conversion**

This room provides a velux window and exposed brick on two sides of the walls.

### **Rear Garden**

The rear garden contains a patio to rear door and a partially raised lawn. It additionally has a shed and a walkway to the side of the property.





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## 18 South Street, Ashbourne

- Walking Distance into town
- Ideal for first time buyers
- Two bedrooms
- Garden
- 

Tenure: Freehold EPC Rating: Awaiting

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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