



**South Street, Ashbourne DE6 1DP**



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## **South Street, Ashbourne**

Featuring original quarry tiles, a brick-exposed fireplace, and built-in storage, this home is full of character. With huge potential to modernise, this home is ideal for investors or buyers looking to put their own stamp on a property in a highly convenient location.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Living Room

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

Upon entering through the front door, you step into the lounge, where the original quarry tiles serve as a standout feature, adding charm and character. A brick-exposed fireplace, while a window to the front elevation allows natural light to fill the room and a radiator. A sliding door leads seamlessly into the kitchen along with a built-in bookshelf-style storage unit offers practical space for displaying or storing items.

## Kitchen

10' 8" Max x 11' 10" MA ( 3.25m Max x 3.61m MA )

The kitchen features a four-ring electric hob and oven, high and low cupboard storage, and a stainless-steel sink with hot and cold taps, positioned beneath a rear-facing window. There is under-stairs storage as well as additional open storage space, making it a functional area along with a radiator, and from here, you step into a small utility space. This area features quarry tile flooring, plumbing for a washing machine, and a side door providing access to the rear garden.

## Bathroom

The downstairs bathroom retains its original quarry tile features and is tiled from floor to ceiling. It includes a WC, sink with hot and cold taps, a bath with an electric shower over, and a private obscured window to the rear.

## Main Bedroom

11' 7" x 12' Max ( 3.53m x 3.66m Max )

The main bedroom is a bright and airy space with wooden flooring, a window to the front elevation, and a radiator.

## Bedroom Two

11' 11" Max x 8' 2" ( 3.63m Max x 2.49m )

The second bedroom features over-stairs storage, a radiator, wooden flooring, and a rear-facing window, with the boiler also located in this room.

## Outside

Externally, the rear garden features a shared path at the back, mature shrubs, fencing down the lawn, and hedges, creating a private outdoor space.



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## South Street, Ashbourne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Walking Distance To Town
- Good Transport Links

Tenure: Freehold EPC Rating: Awaiting

guide price

**£100,000**



Please note the marker reflects the postcode not the actual property

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