





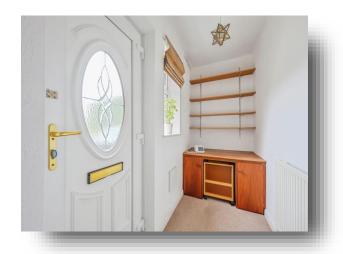




welcome to

Rowan Tree Close, Ashbourne

Situated on a quiet residential street, this well presented bungalow is offered with no chain and in a desirable part of Ashbourne. Featuring three bedrooms, shower room, driveway and detached garage. Ideal for those looking to downsize.













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, jamsold 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.

Entrance Hall Lounge Diner

20' 11" x 12' 4" (6.38m x 3.76m)

A well proportioned inviting lounge diner featuring fitted carpets and flooded with natural light from the rear facing window and rear sliding door that leads directly onto the patio area - perfect for indoor/outdoor living. The room benefits from two radiators and an archway providing seamless access into the kitchen.

Kitchen

11' 4" x 8' 8" (3.45m x 2.64m)

This functional kitchen features tiled flooring and a

range of matching base and wall units, complimented by stylish worktops. Appliances include an integrated fridge, a Diplomat double oven and a four ring electric hob. A 1.5 bowl sink is perfectly positioned beneath the rear facing window, offering a pleasant garden outlook. A convenient door leads directly into the garage, adding to the practicality of the space.

Bedroom One

14' x 9' 9" (4.27m x 2.97m)

A well proportioned, carpeted bedroom featuring a large window providing natural light and offers pleasant views to the front.

Bedroom Two

10' 3" x 9' 2" (3.12m x 2.79m)

Another good sized, carpeted bedroom with a large front facing window providing natural light. A radiator sits neatly beneath the window. An integrated wardrobe offering convenient built in storage.

Bedroom Three

7' 2" x 7' 7" (2.18m x 2.31m)

A carpeted room featuring a side facing window with a radiator positioned beneath ensuring a bright and comfortable space. Includes a wardrobe with shelving above, offering practical storage solutions.

Shower Room

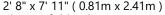
The shower room is fitted with a modern three piece suite comprising a large double walk in shower, sink and WC. Additional features include a built in cupboard that houses the boiler and a window to the rear.

Garage

8' x 11' 4" (2.44m x 3.45m)

The garage provides power and lighting with wooden door to access from the front, with additional doors to the rear opening up to the back of the garage.

Back Garage



The useful back garage provides plumbing for a washing machine and additional storage space. There is also another door that leads you straight out into the rear garden.

Rear Garden

The rear North West facing garden is a tranquil space with a degree of privacy due to the mature hedges to boarders. The space also provides a small pond, lawn and patio space.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- Bungalow

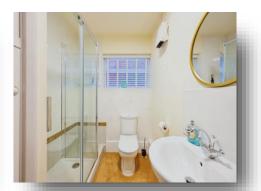
Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£250,000









postcode not the actual property

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