



Rosebank Cottages, Roston Ashbourne DE6 2EH

welcome to

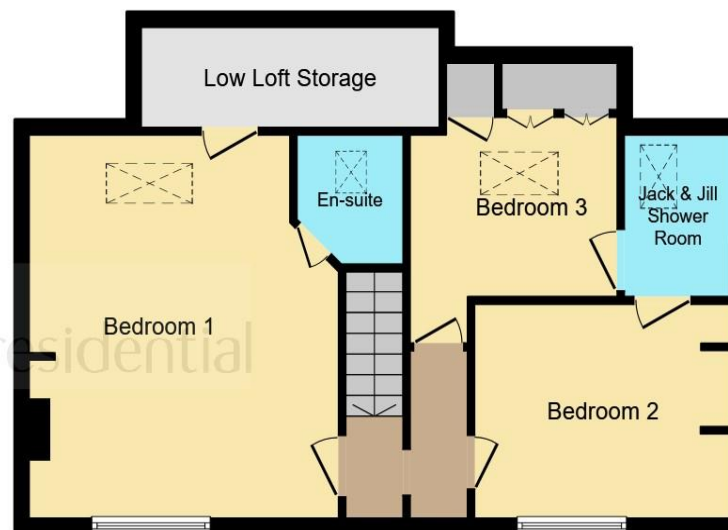
Rosebank Cottages, Roston Ashbourne

A stunning and spacious three bedroom cottage within a beautiful village location is excitedly brought to the market. Boasting beautifully stocked boarders and well kept gardens and interior continuing to impress, with thoughtfully decorated dining kitchen, lounge, utility and downstairs cloakroom.





Ground Floor



First Floor

Dining Kitchen

17' 1" max x 16' 2" (5.21m max x 4.93m)

Lounge

14' 5" x 16' 2" (4.39m x 4.93m)

Utility

5' 2" x 6' 11" (1.57m x 2.11m)

Cloakroom

Bedroom One

16' 5" x 13' 7" max (5.00m x 4.14m max)

Ensuite

Bedroom Two

11' 3" x 9' 2" (3.43m x 2.79m)

Bedroom Three

10' 10" x 7' plus recess (3.30m x 2.13m plus recess)

Shower Room

Agents Note

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Rosebank Cottages, Roston Ashbourne

- Three spacious bedrooms
- Air source heat pump
- Solar panels
- Stunning gardens
- Garden room

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN106608



Property Ref:
ABN106608 - 0007

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.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



bagshawsresidential.co.uk