



George Street,Ashbourne DE6 1DW

welcome to

George Street, Ashbourne

Three bedroom home within easy walking distance to Ashbourne's amenities, schools and town centre. Boasting sweeping countryside views to the rear, viewings are highly recommended to appreciate what this property has to offer.



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.

Lounge

16' 11" x 11' 5" (5.16m x 3.48m)

A bright and carpeted room with feature brick fireplace surround, double doors lead to the dining kitchen. Also comprises in radiator and staircase to first floor.

Kitchen

16' 11" x 9' 1" (5.16m x 2.77m)

The dining room benefits from the stunning countryside views with the property being at an elevated position. The sink is positioned beneath the rear facing window with double patio doors seamlessly lead out onto the patio. A range of base

and wall units are provided as well as a washer/dryer. The room is decorated with tiled flooring.

Landing

Landing provides useful loft access

Bedroom One

11' 10" max x 9' 1" max (3.61m max x 2.77m max)

Carpeted room with window overlooking the rear of the property and benefiting from stunning views with radiator beneath. An airing cupboard is also provided in this bedroom, which houses the boiler.

Bedroom Two

9' 2" x 11' (2.79m x 3.35m)

A spacious room with a window to the front elevation, carpeted and has a radiator.

Bedroom Three

8' 8" x 7' 6" (2.64m x 2.29m)

Comprises in a window overlooking the rear of the property, radiator and carpeted flooring.

Bathroom

The family bathroom is decorated with tiled floor and walls, has a feature corner bath with electric shower over and practical shower screen. White WC and sink vanity with useful cupboard.

Rear Garden

The west facing rear garden is tiered with a good sized patio area that leads out from the dining kitchen, a rockery area filled with mature shrubs and contains a green house, finally to the well maintained artificial grass area with sun house. Convenient gated side access that leads to the front of the property is provided and leads to the front door and steps up to a useful driveway.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.



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George Street, Ashbourne

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

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106638 - 0003

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