



**Peter Street, Ashbourne DE6 1FP**



**welcome to**

**Peter Street, Ashbourne**

Built around 1908, this charming two-bedroom end-terrace home combines period character with modern upgrades. Ideally situated within walking distance of Ashbourne town centre, benefits from off-street parking, a recently fitted kitchen and bathroom, ideal for first-time buyers or investors



## Lounge

11' 8" Max x 11' 5" ( 3.56m Max x 3.48m )

Entering through the front door, you step into a welcoming lounge featuring carpeted flooring, a window to the front, gas fire, and radiator. This comfortable living space offers a cosy environment ideal for relaxing and entertaining, retaining the charm typical of early-20th-century homes.

## Kitchen

8' 9" x 10' 5" ( 2.67m x 3.17m )

The kitchen, refitted approximately two years ago, has been designed for modern living. It includes tiled flooring, Formica worktops, integrated fridge freezer, oven, washing machine, and a four-ring electric hob along with under-stairs storage.

## Bathroom

The recently refitted bathroom presents a modern and clean design, complete with a mains shower over the bath, wash basin, WC, wall-mounted radiator, tiled flooring, extractor fan, and a window to the side for natural ventilation and light.

## Bedroom One

11' 7" x 11' 4" Max ( 3.53m x 3.45m Max )

A bright and generous double bedroom located at the front of the property, featuring built-in wardrobes, a window to the front, radiator, ample storage and carpeted flooring.

## Bedroom Two

10' 8" x 8' 10" Plus Recess ( 3.25m x 2.69m Plus Recess )

Positioned at the rear, the second bedroom features carpeted flooring, a radiator, and a window to the back aspect. It also houses the property's boiler, making it a useful and flexible space, ideal as a guest room, study or nursery.

## Outside

The property enjoys a driveway to the front, offering off-street parking and convenient side access to the rear garden. The road itself, Peter Street, has also recently been resurfaced, enhancing the overall appeal of the area.

At the rear, there is a lawned garden with a garden shed, bordered by fencing for privacy. There is also a right of access for the neighbouring property. The space offers great potential for outdoor seating or gardening.



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## **Peter Street, Ashbourne**

- Two-bedroom end-terrace
- Off-street parking & rear garden with shed
- Modern kitchen & bathroom fitted in the last two years
- Walking distance to Ashbourne town centre
- Ideal for first-time buyers or investors

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in the region of

**£190,000**



Please note the marker reflects the postcode not the actual property

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