



Cavendish Drive, Ashbourne DE6 1SR

welcome to

Cavendish Drive, Ashbourne

A tidy three bedroom home on Cavendish drive, Ashbourne with generous gardens and well-proportioned living space, set in a residential area, it offers comfortable accommodation in a sought-after location.



Entrance Hall

A cosy entrance hall with laminate flooring and spot light with access to the cloakroom and lounge.

Cloakroom

This bright space features tiled floor, a WC, sink, radiator and window to the side.

Lounge

13' max x 13' 3" (3.96m max x 4.04m)

A bright well proportioned living space featuring laminate flooring, two radiators, ceiling light and a front-facing window, offering a comfortable and versatile reception area.

Dining Room

8' 8" x 8' 1" (2.64m x 2.46m)

With laminate flooring, radiator, ceiling light and window to the rear overlooking the garden. A perfect space for family meals or entertaining.

Kitchen

8' 11" x 7' 6" (2.72m x 2.29m)

A practical U-shaped kitchen with tiled flooring, fitted with Four-ring gas hob, electric oven, sink with rear window, strip lighting, space for a fridge, good range of high and low cupboards.

Utility

13' 9" x 6' 9" (4.19m x 2.06m)

A highly useful extension to the kitchen, featuring two skylights, tiled flooring, sink, space for dishwasher and/or washing machine, high and low cupboards, doors to both the front and rear
A great working area for laundry, storage, or conversion potential (subject to permissions).

Landing

Includes carpeted flooring and an airing cupboard and loft access with pull-down ladder.

Bedroom One

12' x 8' 8" (3.66m x 2.64m)

A spacious double bedroom with laminate flooring,

radiator, window to the rear with pleasant outlook, ceiling light with fan and a fitted wardrobe.

Bedroom Two

10' 4" x 7' 10" (3.15m x 2.39m)

A good double bedroom featuring laminate flooring, ceiling light, radiator, and front-facing window.

Bedroom Three

7' 5" x 8' 3" (2.26m x 2.51m)

A well-sized single room with laminate flooring, radiator, ceiling light and window to the rear, perfect space for a home office.

Bathroom

Generous sized bathroom fitted with a mains-fed shower over bath, wash basin, WC, tiled finish, radiator, and window to the front.

Outside

To the front of the property a driveway, lawned front garden, mature tree, and a hedge dividing the boundary with next door, creating a welcoming approach. To the rear is a fantastic outdoor space with a lawned area, patio, pond feature, brick-built BBQ, greenhouse, field views to the rear, giving an open and private feel.



view this property online [bagshawsresidential.co.uk/Property/ABN106610](https://www.bagshawsresidential.co.uk/Property/ABN106610)



welcome to

Cavendish Drive, Ashbourne

- Offered with no upward chain.
- Generous gardens.
- Lovely field views to the rear.
- First time buyers and investors!
- Three-bedroom semi-detached home

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 38.36

Ground Rent: 337.33

This is a Leasehold property with details as follows; Term of Lease 107 years from 01 Apr 2025.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£270,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN106610



Property Ref:
ABN106610 - 0009

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