

Buxton Road  
Ashbourne, DE6 1EX



Charming Grade II listed 2-bed mid-terrace in Ashbourne, rich in character with exposed beams and wooden sash windows. Central location in Ashbourne, close to amenities. Ideal for a first time buyer or investor.

£170,000



John German

Ashbourne is an historic market town known as "The Gateway to the Peak District" due to its convenient location to the Peak District National Park. With easy access to the A50 (9 miles) connecting up to M1 and M6 motorway links. Famous for its annual Royal Shrovetide Football which is played on Shrove Tuesday and Ash Wednesday. Blessed with a vast array of amenities and facilities, within a thriving town centre which offers a plethora of individual shops. Ashbourne has a popular golf course on the outskirts of the town and has the sought after high school of Queen Elizabeth Grammar School (QEGS). There is a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services and nearby train stations at Uttoxeter and Derby.

Wooden door opens into the lounge/diner, which has tile flooring, built-in storage cupboard in the recess adjacent to the chimney breast housing the electric and gas meter. Further built-in cupboards and staircase to first floor with useful under stair storage cupboard and trap door access to the cellar. Original wooden sash windows to front with secondary glazing and opening leading into the kitchen.

The kitchen has quarry tile floor with wooden preparation surfaces with inset ceramic Belfast sink with chrome mixer tap over with tile splash back surround and cupboard beneath. Having integrated appliances consisting of dishwasher, washing machine, fridge, freezer, electric oven and grill with four ring range master gas hob and matching extractor fan canopy over and complimentary wall mounted cupboards over. UPVC door provides access to rear garden.

On the first floor landing is a staircase to the second floor with useful under stair storage cupboard and wooden latch door providing access to the bedroom with feature fireplace and original wooden window to front with secondary glazing.

On the second floor landing there is a useful storage cupboard with shelving and wall-mounted boiler with doors off to a bedroom and bathroom.

Moving into the bathroom, it has a white suite comprising pedestal wash and basin with hot and cold chrome taps over, low level WC, bath with mains shower over with hot and cold chrome taps and glass shower screen. The bedroom has original wooden sash windows to front with secondary glazing. Staircase leads to the attic room with loft hatch access, storage in the roof eaves and a Velux roof window to rear.

Outside to the rear of the property are steps up to a low maintenance and private rear garden with timber decking seating area with further patio seating space with gravel surround. Please note, one neighbour has historic access rights up the steps between a side door into that property and a gate to its garden but, as there is now direct rear access between that house and its garden, we have been advised that this is infrequently used.

**Agents Note:** Please note we have not seen a building regs certificate for the attic room.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick. **Parking:** On road.

**Electricity supply:** Mains. **Water supply:** Mains.

**Sewerage:** Mains. **Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre-See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/05022024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent