

Belper Road
Ashbourne, DE6 1BD



NO UPWARD CHAIN. 1930's three bedroom detached property requiring modernisation but offering a wealth of potential. Walking distance to centre of Ashbourne and off-street parking.

£300,000



John German

A 1930's detached three bedroom property having an elevated position on Belper Road, within walking distance to Ashbourne Centre. Whilst the property does require modernisation throughout, the property offers a wealth of potential, with further possibilities of extending to the rear (subject to necessary permissions). The property is sold with the benefit of no upward chain and gas fired central heating. Internally the property briefly comprises of dining room, sitting room, kitchen, utility room and conservatory. To the first floor are three bedrooms and a bathroom. Conveniently located, it is within walking distance to local shops, schools, parks and recreational facilities, making it an ideal choice for families. There is also swift access onto the A515 and A52 close by.

Entering the property via the front wooden door with opening leading to the reception/dining room with staircase to first-floor with useful under stair storage cupboard/pantry. Doors off, lead to the sitting room and kitchen.

The sitting room has a fireplace with coal effect gas fire with tile hearth and square bay window to front.

Moving into the kitchen, it has rolled edge preparation surfaces with inset composite sink with adjacent drainer and chrome mixer tap over with tile splashback surround. Having a range of cupboards and drawers beneath with freestanding electric oven with four ring electric hob over with extractor fan canopy. Having complimentary wall mounted cupboards and an opening leading into the utility space. In the utility, there is appliance space and plumbing for washing machine, fridge and other white goods with drawer unit and wall mounted boiler.

There is a conservatory, which has an electric heater and windows in wooden frames and door opening onto rear garden.

On the first floor landing, there are doors off to the bedrooms and bathroom. Bedroom one and two are both doubles with the third bedroom, being a good sized single with a loft hatch access. All three bedrooms have the benefit of useful built-in wardrobes

Walking into the bathroom, there is a pedestal wash hand basin with hot and cold taps over, low-level WC, bath with hot and cold taps and chrome ladder style heated towel rail.

Outside to the rear of the property is a spacious rear garden with fantastic outlook across fields towards Derby Road. The rear garden consists of a patio seating area with laid lawn with further planting areas with timber shed, door to gardeners WC and greenhouse at the foot of the garden.

Outside to the front of the property is a lawned garden with mature planting and borders with a driveway providing ample off street parking for multiple vehicles.

Agents note - You will note visual cracking to the property and the vendor has undertaken a structural report, which we can share upon request. The property is unregistered with Land Registry.

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

Property construction: Standard

Parking: Off street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

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

Broadband type: Superfast 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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA26012024

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		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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Agents' Notes

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