

Cherry Tree Court, North Leys

Ashbourne, DE6 1DQ



A well-presented four-bedroom end townhouse, perfect for first-time buyers, professional couples, or investors, with no upward chain. The property features a spacious L-shaped sitting room, providing plenty of room to relax, along with a dining kitchen and benefits from off road parking and a garage.

£275,000

John German

Moving into the spacious L-shape sitting room, there are uPVC French doors opening with a Juliet balcony enjoying excellent rooftop views across Ashbourne and towards St Oswald's Church and Belle Vue Road.

To the rear of the property is a private, low-maintenance garden featuring a patio seating area and a raised timber decking, perfect for outdoor relaxation. At the front, a tarmac drive way provides off-street parking for multiple vehicles and leads to the single integral garage, which benefits from power, lighting, and an up-and-over door.

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.



Approximate total area^m

1246.03 ft²

115.76 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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