

The Green Road

Ashbourne, DE6 1ED

John 
German





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£365,000

1920's three bedroom detached property, occupying a popular and central location in Ashbourne. No upward chain.



John Gorman

Built in the 1920's, this three-bedroom detached home is located in a central and popular part of Ashbourne. The property does require a degree of modernisation but offers a wealth of potential and is ideally suited for couples or families, offering easy access to nearby primary and secondary schools, local amenities and parks, all within walking distance. With off-street parking and an integral garage, it provides convenience for everyday living. The property is sold with the benefit of NO UPWARD CHAIN, gas fired central heating and double glazing. Internally the property briefly comprises reception hallway, sitting room, dining kitchen and large integral garage. To the first floor is a master bedroom with an ensuite, two further bedrooms and a bathroom.

Upon entering through the uPVC door into the reception hallway, you are greeted by a staircase leading to the first floor, complemented by a handy understairs storage cupboard. The hallway provides access to the dining kitchen, sitting room, and the integral garage. Entering the dining kitchen, you'll find rolled-edge preparation surfaces, including an inset 1½ composite sink with a drainer and mixer tap, set against a tiled splashback. The kitchen has a good range of cupboards and drawers, with space for a freestanding fridge and separate freezer, as well as a freestanding electric oven with a four-ring hob and extractor fan. Wall-mounted cupboards offer additional storage, and a peninsula provides extra surface space with cupboards underneath. The kitchen is dual aspect, with a door leading out to the rear driveway for easy access. Moving into the sitting room, it has dual aspect windows with a square bay window to the front and window to the side. The fireplace with coal effect gas fire with marble surround and hearth forms the focal point of the room.

On the first floor landing, there are doors off to the bedrooms and a shower room with a useful storage cupboard. The master bedroom is a large double, with dual aspect to front and rear, and has the benefit of an ensuite shower room. The ensuite has a white suite comprising pedestal wash hand basin, low level WC, and double shower unit with electric shower. Please note the toilet is currently a Saniflow system. The second bedroom is another large double with a wash hand basin and a built in airing cupboard, which houses the hot water tank. The third bedroom is a good sized single. Moving into the shower room, it has a white suite comprising pedestal wash hand basin, low level WC and a corner shower unit with electric shower.

Outside to the front is a well presented garden comprising laid lawn with well established herbaceous and flowering borders with adjacent landscaped area with raised timbers and gravelled seating area. Outside to the rear, a spacious tarmac driveway provides ample off street parking, with adjacent gravelled area for further parking or turning space with well established herbaceous borders. The driveway leads to the integral garage which has power, lighting and an electric remote controlled up and over door. There are preparation surfaces with cupboards beneath, having appliance space and plumbing for a washing machine and other white goods. Furthermore, there are complimentary wall mounted cupboards and a Worcester boiler. To the side of the property is a further well presented lawned garden.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.
(Purchasers are advised to satisfy themselves as to their suitability).

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

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

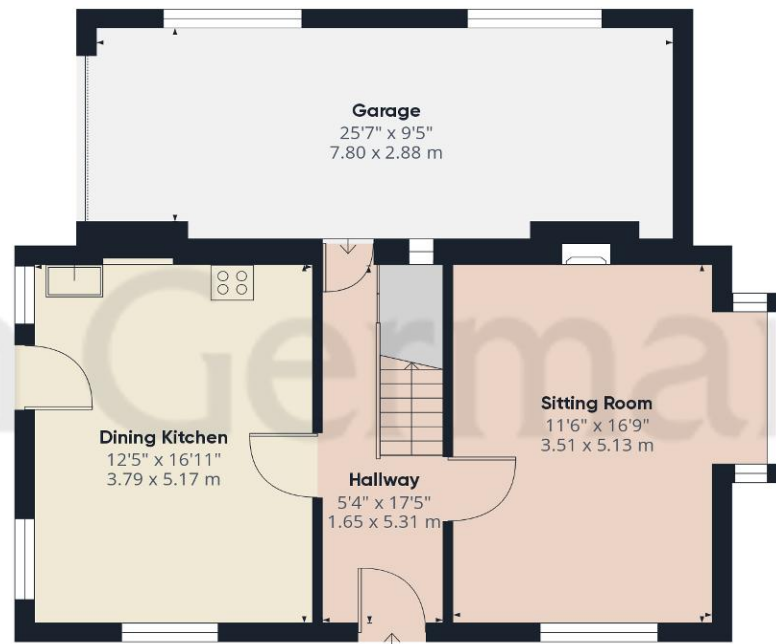
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

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

Our Ref: JGA/02102024





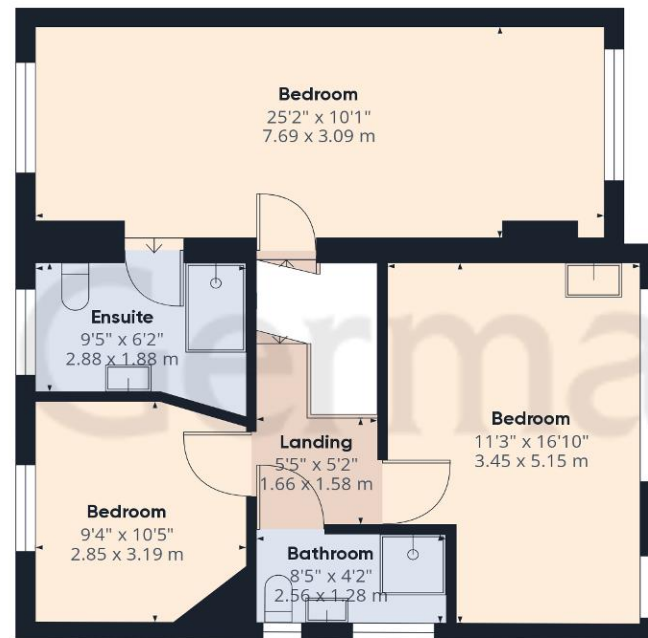


Ground Floor

Approximate total area⁽¹⁾

1446.02 ft²

134.34 m²



Floor 1

(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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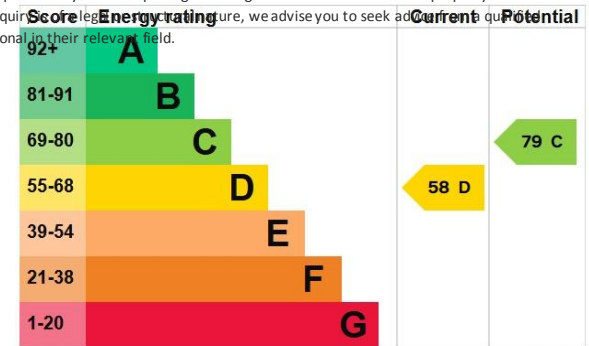
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