

# Main Road

Mayfield, Ashbourne, DE6 2LE



Charming two-bedroom end-terrace home, ideal for first-time buyers, downsizers, or investors. Features include a cozy sitting room with multi-fuel burner, modern kitchen, two double bedrooms, shower room, off-street parking, garage, and a large shed with workshop potential. No upward chain.

£175,000



John German

Situated in a convenient location close to local amenities, 4 Princess Terrace offers an excellent opportunity for a range of buyers, including first-time buyers, those looking to downsize, or property investors. This charming two-bedroom end-terrace home is offered with no upward chain and internally briefly comprises of sitting room, kitchen and shower room. To the first floor are two double bedrooms. The property also benefits from off-street parking, a garage and a large shed providing ample storage space or potential workshop.

Entering through the UPVC door into the sitting room, it has a brick chimney breast with inset multi-fuel burner with stone hearth, forming the focal point of the room with an opening leading into the kitchen.

The kitchen features wooden preparation surfaces with an inset stainless steel sink, drainer, and mixer tap, all surrounded by a matching upstand. There are cupboards and drawers beneath, providing storage, along with space and plumbing for a washing machine. It includes an integrated double electric oven and grill, a four-ring gas hob, and an extractor fan. A wall-mounted cupboard houses the boiler, and there is a spacious and useful under-stairs storage cupboard and a door leading to the inner hallway.

The inner-hallway has a staircase to the first floor, and doors off to the rear, kitchen and shower room. The shower room has a white suite comprising pedestal wash hand basin with chrome mixer tap, low level WC, shower unit with electric shower and electric extractor fan.

On the first floor are two double bedrooms, with bedroom one having useful fitted wardrobes.

Outside to the side of the property is a large shed, which provides excellent storage/potential workshop, with power and lighting. Furthermore, there is a timber decking area, which gives way to a large laid lawn to the front of the

property. Accessed via a gravel track to the rear of the property, there is also an off-street parking space and a garage.

**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:** Off-street

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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:** East Staffordshire Borough Council / Tax Band A

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

**Our Ref:** JGA081120024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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