

Park Road

Ashbourne, DE6 1FN



Recently renovated three double bedroom end terrace home with off-street parking, garage, and low maintenance rear courtyard. Centrally located in Ashbourne, just a short walk to shops, schools, parks and transport. Ideal for first-time buyers or investors.

NO UPWARD CHAIN

£230,000



John German

This three double bedroom end terrace property offers recently renovated accommodation within easy walking distance of the town centre. Positioned in a central and convenient location, the property is close to a wide range of local amenities including shops, pubs, schools, the park and public transport links, making it a practical choice for a first-time buyer or buy to let investor.

The property is offered with no upward chain and features off-street parking and a garage, along with a low maintenance rear courtyard garden. Inside, the layout is well-proportioned, with three double bedrooms providing flexible living space across two floors. The recent updates provide a modern finish throughout, while the location supports both day-to-day convenience and long-term investment potential.

A composite door opens into the reception hallway, which has a staircase leading to the first floor and access into the open-plan living, dining and kitchen area.

The ground floor layout is open and functional, with a spacious living area that leads through to the kitchen and dining space. The kitchen is fitted with wooden preparation surfaces, a 1½ stainless steel sink with drainer and chrome mixer tap, and tiled splashbacks. There is a range of base cupboards and drawers, along with integrated appliances including an electric oven and grill, four-ring electric hob with extractor, dishwasher and fridge freezer. Wall-mounted cupboards offer additional storage.

Also on the ground floor is a useful understairs storage cupboard, a separate pantry cupboard with shelving, and there is also separate access into the integral garage via a uPVC door. The garage includes sliding wooden doors, electric meter and circuit board, plumbing and appliance space for white goods, and a rear door leading out to the garden.

Upstairs, the first floor landing gives access to three double bedrooms and the bathroom, along with a loft hatch for additional storage access. The bathroom is well equipped with a white suite comprising a wash hand basin with chrome mixer tap and vanity unit beneath, low-level WC, bath with chrome mixer tap, and a large separate shower enclosure with mains-fed rainfall shower. There are also built-in storage cupboards, one of which houses the combi boiler.

Outside, the property has a driveway providing off-street parking to the front, alongside the integral garage. To the rear is a low maintenance courtyard garden with an outdoor tap and a separate outside WC.

Notes: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge. We are advised that a neighbour holds a historic right of way across the rear of the property and through the garage to reach the front. In practice, this is rarely exercised, as the neighbour also benefits from an alternative right of way leading onto Peter Street.

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: Mains gas

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

Broadband type: Fibre to the cabinet

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 C

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

Our Ref: JGA/04092025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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