





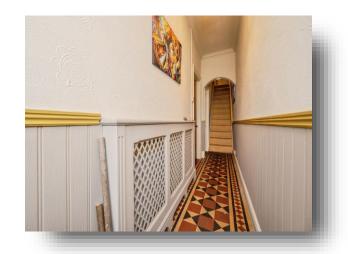




welcome to

The Green Road, Ashbourne

23 Green Road, Ashbourne is a three-bedroom mid-terrace house in a convenient location close to the town centre. The property offers comfortable living space featuring characteristics from the original décor and benefits from a large rear garden.













Entrance Hall

The entrance hall is bright and full of character, featuring part-panelled walls and an original floor, creating a welcoming first impression to the home.

Lounge

Into the lounge is a bright and welcoming space featuring a bay window that allows plenty of natural light. A feature fireplace, complemented by original wooden flooring. Additional features include a radiator, ceiling light and decorative coving, adding to the room's character and charm.

Dining Room

The dining room features a window to the rear, allowing natural light into the space. It includes two radiators, a lino floor with a wood-effect finish, and offers a practical area ideal for family dining or entertaining.

Kitchen

The kitchen is fitted with a lino floor and ceiling light also includes a sink with mixer tap and space for a washing machine. It is equipped with an electric Smeg hob and Hotpoint oven, and benefits from a large walk-in pantry providing space for a fridge freezer. A side window provides natural light, with a door offering direct access to the rear garden.

Landing

The landing provides access to the first-floor rooms with carpeted floor throughout and includes a useful storage/linen cupboard.

Bedroom One

Bedroom one is a generously proportioned room, featuring a rear-facing double-glazed window that fills the space with natural light. It benefits from a radiator, soft carpeted flooring, and a ceiling light, creating a comfortable and inviting retreat.

Bedroom Two

Bedroom two is another spacious room, featuring a double-glazed sash window to the front, a carpeted floor, and a radiator, offering a bright and comfortable space.

Bedroom Three

The third bedroom is a versatile space, ideal as a bedroom or home office, featuring a radiator and a double-glazed sash window to the front, providing light and comfort.

Additional Space

Flexible space, perfect for use as an office, drying room, or hobby room, and features a side-facing window for natural light.

Bathroom

The bathroom features a bath with an electric shower over, a WC, and a sink. A frosted window to the rear provides natural light and privacy, complemented by wooden flooring for a warm, classic feel.

Outside

To the rear the property benefits from a large, tiered garden. The first tier features a paved area ideal for seating and storage space and toilet, then onto the second tier up 5 steps this features a lawned section and second paved area provides additional seating then ample spaces for planting, creating a versatile and private outdoor space. To the front of the property a lawned area.

Agents Notes

This property has right of Access for four properties. We understand that the property if Flying Freehold, your conveyancer will take the steps to advise you





welcome to

The Green Road, Ashbourne

- Three-bedroom mid-terrace house.
- Large Rear Garden.
- A feature fireplace, complemented by original wooden flooring.
- Within easy walking distance of Ashbourne town centre.
- Ideal for families, first-time buyers or investors.

Tenure: Freehold EPC Rating: Awaited

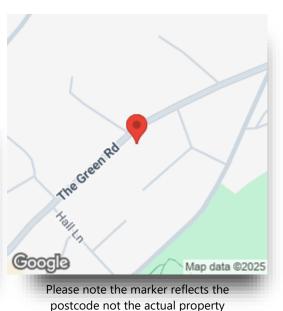
Council Tax Band: C

£290,000









view this property online bagshawsresidential.co.uk/Property/ABN106775



Property Ref: ABN106775 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE, Derbyshire, DE6 1GF



bagshawsresidential.co.uk

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.