



**ADDRESS**  
**13 PARK ROAD, ASHBOURNE, DE6 1FN**  
**PRICE: OFFERS AROUND £260,000**

## DESCRIPTION

A most conveniently situated traditional bay-fronted town house, offering spacious three bedroomed accommodation, within easy reach of the shops and amenities of Ashbourne, and which is considered ideal for occupation by the growing family.

The accommodation, which is double-glazed and gas centrally heated throughout, briefly comprises Entrance Hall, Front Sitting Room, separate Dining Room, extended comprehensively fitted Kitchen, three good-sized Bedrooms and Bathroom. Outside, forecourt parking, good sized rear garden with excellent Summer House.

Early internal inspection highly recommended.

## ACCOMMODATION

Tiled canopy porch shelters the UPVC panelled and sealed unit, stained leaded glazed front door to

**Reception Hall** with ornately corniced ceiling, single panel central heating radiator and staircase off to first floor level.

**Front Sitting Room** 3.65m x 3.62m (11'11" x 11'10") with wide cant bay to the front with UPVC sealed unit double-glazed and lattice leaded windows, ornately corniced ceiling, double panel central heating radiator and attractive, contemporary fire surround with fitted decorative fuel effect electric fire.

**Dining Room** 3.8m x 3.7m (12'5" x 12'1") with coved ceiling, UPVC sealed unit double-glazed projecting bay window to the rear and double panel central heating radiator. Period style cast iron fire surround with decorative tiled cheeks, polished marble hearth and carved oak Adam style surround. There is an attractive arched plaster and illuminated ornament niche and door off to

### Spacious Understairs Storage Cupboard

**Kitchen** 5.25m x 2.37m (17'2" x 7'9") with fully ceramic tiled floor and being comprehensively fitted with a good range of units providing base cupboards and wall cupboards with display shelf and spice drawer, leaded glazed display cupboards with further shelving and fitted drawers, ample round edge work surfaces and matching breakfast bar with central heating radiator beneath. Inset single drainer 1.5 bowl stainless steel sink unit with mixer tap and appliance space with plumbing for washing machine and provision for dryer. Ceramic tiled splashbacks, UPVC sealed unit double-glazed window and obscured glazed sealed unit double-glazed door to the exterior rear. Wall mounted Worcester gas-fired boiler for domestic hot water and central heating.

**Staircase to first floor level** with galleried front landing, rear landing and corniced ceiling.

**Bedroom One (front double)** 4.62m x 3.76m (15'2" x 12'3") with laminate floor, corniced ceiling and overbed



light. Two sealed unit double-glazed windows to the front and double panel central heating radiator.

**Bedroom Two (rear double)** 3.8m x 2.9m (12'5" x 9'9") with corniced ceiling, sealed unit double-glazed UPVC window and double panel central heating radiator.

**Bedroom Three (rear)** 2.75m x 2.41m (9' x 7'11") with UPVC sealed unit double-glazed window overlooking the rear garden, central heating radiator.

**Bathroom** having fully tiled walls and pine-clad ceiling, the bathroom features a three piece suite in gentle peach, comprising corner panelled bath with mixer tap and shower handset, pedestal wash-hand basin and low flush wc. Towel rail radiator, UPVC sealed unit double-glazed window.

### OUTSIDE

The property occupies a prominent location on the Park Road and stands behind a Tarmacadam forecourt parking space. To the rear, there is a good sized, fully enclosed and primarily lawned garden, with slate bed and paved patio terrace upon which stands a large timber shed/summer house, which has mains power connected. There is a pedestrian right of access to number 13 across the rear of the adjoining number 11.

### SERVICES

It is understood that mains services are connected to the property.

### FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

### TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

### COUNCIL TAX

For Council Tax purposes the property is in band C.

### EPC RATING tba

### VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

### WHAT3WORDS deck.fraction.opened

Ref FTA2849





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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.