



**FIDLER TAYLOR**



**59 STATION STREET, ASHBOURNE, DE6 1DE**  
**PRICE: OFFERS AROUND £134,950**



ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk

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[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)



**ESTATE AGENTS    CHARTERED SURVEYORS    AUCTIONEERS**

## DESCRIPTION

Conveniently located within level walking distance of Ashbourne town centre, this two bedoomed modern property offers an ideal opportunity for the first time buyer, retired person/couple, as a buy-to-let or second home.

The property would benefit from some modernisation and briefly comprises sitting room, dining kitchen, two bedrooms and a shower room. At the front of the property there is a courtyard garden or parking space along with an elevated, small strip of garden to the rear.

## ACCOMMODATION

A upvc double glazed front entrance door opens into the

**Sitting Room** 5.64m x 3.38m (18'6" x 11'1") (overall measurements). Having a front aspect upvc double glazed window, electric storage heater and staircase leading to the first floor. A door leads into the

**Dining Kitchen** 4.44m x 2.35m (14'7" x 7'9") comprising a range of wall and base units, work surface with inset stainless steel sink and drainer unit and tiled splashback. Space and electric point for a cooker with extractor hood over. Space for a further four appliances along with plumbing for a washing machine. Front aspect upvc double glazed window, tiled floor and electric storage heater.

**First Floor Landing** with access to the roof space, electric storage heater and doors lead to both bedrooms and the shower room.

**Bedroom One** 3.49m x 3.42m (11'6" x 11'3") with front aspect upvc double glazed window, electric storage heater and in-built cupboard over the stairs.

**Bedroom Two** 2.36m x 2.31m (7'9" x 7'7") with front aspect upvc double glazed window and electric storage heater.

**Shower Room** comprising walk-in shower cubicle with mains control shower, wash hand basin, low flush wc, partially tiled walls and roof light window.

## OUTSIDE

The property stands behind a wide block paved courtyard garden which could be used as hardstanding for a car. A flight of steps to the side of the adjoining property lead up to a small strip of garden to the rear of the property.

## SERVICES

It is understood that mains electric, water and drainage 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 B.

**EPC RATING TBC****VIEWING**

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

Ref FTA2819

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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.