



41 ST. OSWALD'S CRESCENT, ASHBOURNE, DE6 1FS
PRICE: O/A £235,000



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

Occupying a generous corner plot in a convenient and popular location within convenient reach of Ashbourne's shops and facilities, this three bedroom semi offers good sized accommodation ideal for occupation by the professional couple or young family.

Being gas centrally heated and sealed unit double glazed the house now offers scope and potential for alteration to a new owners personal choice and briefly provides reception hall, guest cloakroom, rear sitting room and fitted breakfast kitchen. At first floor level three bedrooms and bathroom, lawned gardens to front and rear together with useful tarmac car park area.

Early viewing highly recommended.

ACCOMMODATION

A tiled canopy porch shelters the composite upvc sealed unit double-glazed and panelled front door to

Reception Hall having staircase off to first floor level, understairs storage cupboard and central heating radiator.

Guest Cloakroom having fitments in white comprising low flush wc, corner wash hand basin, central heating radiator, sealed unit double-glazed window.

Sitting Room 5.56m x 3.4m (18'3" x 11'2") maximum, having two wall light points, white upvc sealed unit double glazed sliding patio door leading to the rear garden, further sealed unit double-glazed window and double panel central heating radiator. Fireplace with polished timber surround and fitted decorative fuel effect electric fire.

Dining Kitchen 3.13m x 2.85m (10'5" x 9'4") with ceramic tiled floor, range of units providing base cupboards and wall cupboards with drawer bank, ample round edge work surfaces and inset single drainer 1.5 bowl stainless steel sink unit with ceramic tiled splashbacks. Appliance space and integrated Montpellier electric oven with four burner AEG gas hob over and cooker hood above. Pine peninsular breakfast bar, central heating radiator and sealed unit double glazed window.

Staircase to first floor landing having inbuilt double opening boiler and linen cupboard with wall mounted gas fire Ideal boiler for domestic hot water and central heating, fitted slatted shelves.

Bedroom One (rear) 3.4m x 2.9m (11'2" x 9'6") with upvc sealed unit double-glazed window and central heating radiator.

Bedroom Two (front) 3.4m x 2.43m (11'2" x 7'11") with central heating radiator and sealed unit double-glazed window.



Bedroom Three (rear) 2.74m x 2m (9' x 6'7") with sealed unit double-glazed window overlooking the rear garden, single panel central heating radiator.



Bathroom having contemporary three piece suite in white comprising panelled bath with mixer tap and over bath mains control shower, glazed shower screen, low flush wc, pedestal wash hand basin, part waterproof shower boarded walls, sealed unit double-glazed window, single panel central heating radiator.



OUTSIDE

The property occupies a generous corner plot and stands behind a primarily lawned front garden with paved pathway leading to the front door. The path extends through a wrought iron pedestrian gate along the side of the property where there is a further lawned side and good sized rear garden. Further pedestrian wrought iron gate leads onto the good sized Tarmacadam car standing area.

SERVICES

It is understood that all 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

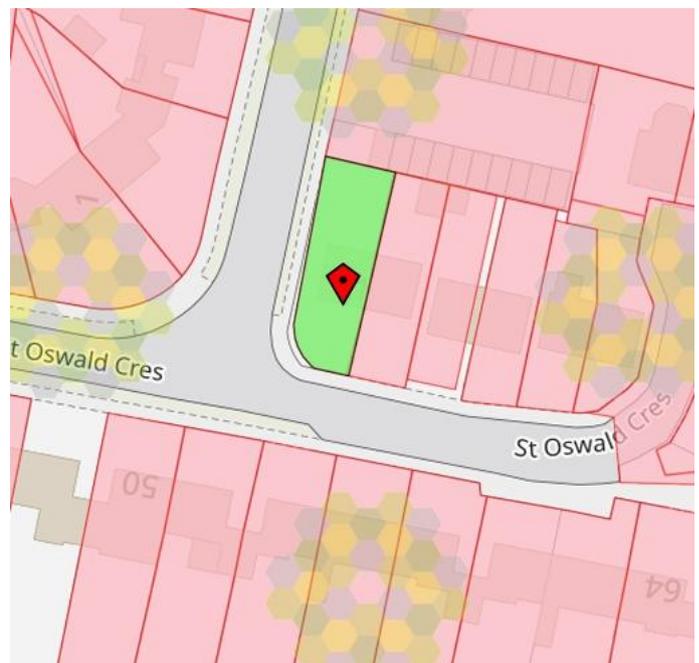
EPC RATING C

VIEWING

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

WHAT3WORDS [gasping.charts.cloak](https://www.what3words.com/gasping.charts.cloak)

Ref FTA2825



41, St Oswald Crescent, Ashbourne, DE6 1FS



Total Area: 66.1 m² ... 711 ft²

All measurements are approximate and for display purposes only

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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.