FIDLERTAYLOR







21 NORTH LEYS, ASHBOURNE, DE6 1DQ
PRICE: £210,000

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RICS

The Property Ombudsman

ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION
A traditionally styled mid terrace townhouse offering three bedroomed accommodation, situated in a quiet yet convenient position within walking distance of the town centre.

The property has gas central heating, upvc double glazed windows and offers deceptively spacious accommodation comprising entrance hall, sitting room, dining kitchen, three bedrooms and bathroom.

The property is situated on an unadopted road and we understand that it has ownership of the lane immediately to the front which offers parking. At the rear of the property there is a terraced garden with views over the roof tops towards St Oswalds Church and the surrounding countryside.

Considered to be of particular interest to first time buyers, professional couples, families or those looking for an investment opportunity.

ACCOMMODATION
An open porchway leads to the partially glazed front entrance door opening into the

Entrance Hall with tiled flooring, radiator and recessed spot lighting. Doors lead to the sitting room and kitchen.

Sitting Room 3.85m x 3.17m (12'8" x 10'5") having a front aspect upvc double glazed window. Coved ceiling, radiator and wall mounted electric fire.

Dining Kitchen 5.15m x 3.48m (16'11" x 11'5") comprising a modern range of wall and base units and drawers with integrated fridge freezer, dishwasher, electric oven and four ring gas hob with stainless steel extractor hood above. Work surface with inset stainless steel sink and drainer unit, tiled splashbacks. Wall mounted gas central heating boiler, rear aspect upvc double glazed window, coved ceiling, recessed ceiling spot lighting, tiled flooring, radiator and staircase leading to the first floor. There is a rear lobby area with in built cupboard having plumbing for a washing machine. There is also a partially glazed rear entrance door.

First Floor Landing with access to the roof space, doors to the bedrooms and bathroom.

Bedroom One 3.86m x 2.88m (12'8" x 9'6") having a front aspect upvc double glazed window, coved ceiling and radiator.

Bedroom Two 2.86m x 2.75m (9'5" x 9') having a rear aspect upvc double glazed window, coved ceiling and radiator.

Bedroom Three 2.69m x 2.18m (8'10" x 7'2") having a upvc double glazed window, coved ceiling and radiator.











Bathroom 1.96m x 1.95m (6'5.5" x 6'5") being fully tiled and comprising bath with mains control shower over, low flush wc, wash hand basin with vanity unit below, recessed ceiling spot lighting, rear aspect upvc double glazed window, extractor fan, coved ceiling and heated towel rail.

OUTSIDE
We are advised by the vendors that the ownership of the area immediately to the front of the property and the verge on the opposite side of the roadway is in their ownership and provides parking space. It should be noted that access has to be granted through the roadway and all items are subject to confirmation.

Immediately to the rear there is an enclosed paved yard with right of way. Steps lead up to a generous sized elevated lawned garden.

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 B.

EPC RATING D

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

Ref FTA2891









GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.