



**1A OLD HILL, ASHBOURNE, DE6 1BL**

**PRICE: OFFERS AROUND £179,950**



**ASHBOURNE:** 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: [ashbourne@fidler-taylor.co.uk](mailto:ashbourne@fidler-taylor.co.uk)  
**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: [matlock@fidler-taylor.co.uk](mailto:matlock@fidler-taylor.co.uk)

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



**ESTATE AGENTS   CHARTERED SURVEYORS   AUCTIONEERS**

## DESCRIPTION

A most conveniently located semi-detached cottage very well placed for easy access to the shops and facilities of Ashbourne town centre.

Being gas centrally heated and double-glazed throughout, the house is considered to be an ideal first-time buyer opportunity, holiday let or investment purchase.

The property provides scope and potential for further adaptation to a new purchaser's choice and briefly comprises spacious Sitting Room, Fitted Kitchen, Ground Floor Bathroom with Shower, two Bedrooms and easily managed gardens. Viewing considered essential.

## ACCOMMODATION

A canopy porch shelters the UPVC sealed unit double-glazed front entrance door to

**Sitting Room** 4.96m x 3.64m (16'3" x 11'11") with laminate floor, sealed unit double-glazed window to the front and feature fireplace with decorative fuel effect electric fire and Adams style surround, central heating double panel radiator. Under stairs storage cupboard.

**Kitchen** 3.56m x 2.3m (11'8" x 7'6") having a range of fitted units providing base cupboards and wall cupboards, fitted worktops with inset single drainer stainless steel sink unit with mixer tap, ceramic tiled splashbacks and appliance space with plumbing for automatic washing machine. Ceramic tiled floor, wall mounted gas fired boiler for domestic hot water and central heating. Windows to front and side and door to exterior side.

**Rear Lobby** with tiled floor, sealed unit double-glazed window and inbuilt double-opening shelved cupboard.

**Ground Floor Bathroom** having ceramic tiled floor, sealed unit double-glazed window and double panel central heating radiator. Three-piece bathroom suite in white comprising panelled bath with over bath electric shower, low flush wc and pedestal wash-hand basin.

**Staircase to first floor level landing**

**Bedroom One (front double)** 3.77m x 3.63m (12'4" x 11'11") with sealed unit double-glazed UPVC window, single panel central heating radiator and inbuilt cupboard.

**Bedroom Two (front)** 2.94m x 2.67m (9'7" x 8'9") maximum, with single panel central heating radiator and sealed unit double-glazed window, inbuilt bulk-head cabin bed with clothes storage cupboards beneath.

## OUTSIDE

The property which occupies an elevated position, stands back from the road behind a paved forecourt approached by a short flight of steps with flanking wrought iron fencing. There is a private enclosed side courtyard garden, which extends to the rear of the property.



**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.

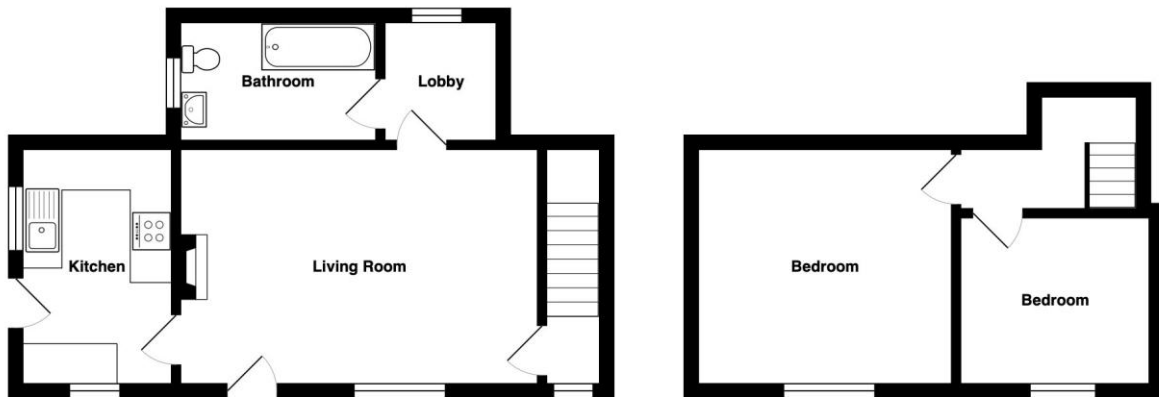
**WHAT3WORDS snacking.craftsman.refrain**

Ref FTA2822





1a, Old Hill, Ashbourne, DE6 1BL



Total Area: 67.6 m<sup>2</sup> ... 727 ft<sup>2</sup>

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.