



BOSWELL COTTAGE
11 BOSWELL COURT, ASHBOURNE, DE6 1SA
PRICE: O/A £195,000



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

Occupying a most convenient town location within a small private courtyard development within easy reach of the shops and amenities of Ashbourne town centre this contemporary two bedroom town house property is considered to be ideal for occupation by the professional couple or single person or perhaps someone looking towards retirement and seeking an easily managed and economic to run home.

Benefiting from gas fired central heating and sealed unit double glazing the property briefly comprises entrance hall, sitting room, fitted kitchen, two bedrooms and bathroom. Outside small courtyard garden with useful adjoining car standing space.

Early viewing highly recommended.

ACCOMMODATION

A sealed unit double glazed hardwood front door leads to

Reception Hall with single panel central heating radiator.

Front Sitting Room 4.14m x 4.06m (13'7" x 13'4") maximum with sealed unit double glazed double opening French doors to the courtyard garden. Sealed unit double glazed side window. Central heating radiator and open plan staircase to first floor level.

Kitchen 2.97m x 2.04m (9'9" x 6'8") fitted with a range of base and wall cupboards with work surfaces having single drainer stainless steel sink unit with mixer tap, appliance space with plumbing for dishwasher, integrated electric oven with four burner gas hob over. Fitted double opening tall cupboard. Sealed unit double glazed window and wall mounted gas fired central heating boiler.

At first floor level

Landing with loft access hatch having fitted ladder to partially boarded and illuminated roof void area providing useful storage area and possibly, subject to obtaining any necessary planning and building regulations approval conversion to provide further accommodation.

Bedroom One 3m x 3m (9'10" x 9'10") with two sealed unit double glazed windows, one of which enjoys extensive views over the rooftops of Ashbourne to the countryside beyond. Useful understairs storage cupboard.

Bedroom Two 3.18m x 2.37m (10'5" x 7'9") with sealed unit double glazed window. Single panel central heating radiator and in built cylinder and airing cupboard housing the insulated hot water cylinder with fitted slatted shelves.

Bathroom having contemporary three piece suite in white comprising panelled bath with mixer tap and shower handset, low flush wc and wash hand basin set into vanity unit. Shower boarded walls, towel rail radiator and sealed unit double glazed window.



OUTSIDE

The property has the benefit of a tarmacadam car standing space and there is a most pleasant enclosed and easily managed cobbled courtyard garden with seating area.

SERVICES

It is understood that mains 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 D

VIEWING

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

Ref FTA2827



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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.