



40 BELLE VUE ROAD, ASHBOURNE, DE6 1AT
PRICE: £167,500

DESCRIPTION

This traditional character cottage offers well-proportioned two double bed roomed accommodation whilst retaining many original features. Occupying a well-regarded location within a short walk of Ashbourne town centre.

The property has gas central heating, upvc double glazed windows and briefly comprises dining kitchen, sitting room with multi-fuel stove, two bedrooms and bathroom.

An ideal buy-to-let, 'lock up and leave' second home or holiday rental opportunity.

No Upward Chain

ACCOMMODATION

A timber front entrance door opens into the

Dining Kitchen 4.74m x 3.44m (15'6" x 11'3") overall measurements. Comprising a range of wall and base units and drawers with integrated dishwasher, wooden work surface with inset Belfast sink, tiled splashback, electric cooker point with new Solt electric cooker and extractor hood above. Space and plumbing for a washing machine and tumble dryer, tiled flooring, beamed ceiling, front and side aspect UPVC double-glazed window, radiator, staircase leading to the first floor and understairs storage cupboard. A door leads into the

Sitting Room 4.77m x 3.62m (15'8" x 11'10") with beamed ceiling, radiator, side aspect UPVC double-glazed window and full height rear aspect UPVC double-glazed window. Feature fireplace with multi-fuel stove standing on a raised hearth.

First Floor Landing with side aspect UPVC double-glazed window and doors lead to the bedrooms and bathroom.

Bedroom One 4.84m maximum and 2.42m minimum x 3.62m maximum and 2.42m minimum (15'10" maximum and 7'11" minimum x 11'10" maximum and 7'11" minimum) An 'L' shaped room which could offer a dressing area or work well as a family room for a holiday let. Having two radiators and side aspect UPVC double-glazed window.

Bedroom Two 3.79m x 2.51m (12'5" x 8'3") with front aspect UPVC double-glazed window, radiator and inbuilt cupboard over the stairs housing the gas-central heating boiler.

Bathroom 2.27m x 2.29m (7'5" x 7'6") Being fully tiled and comprising bath with mains control shower over and glazed shower screen, pedestal wash-hand basin, low flush wc, radiator, roof light window and in-built airing cupboard.

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 [diplomat.once.tacky](https://www.what3words.com/diplomat.once.tacky)

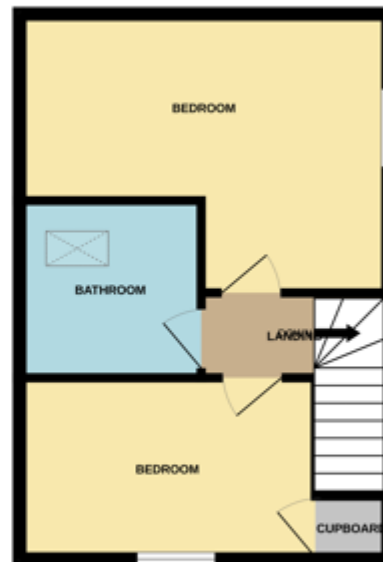
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GROUND FLOOR
302 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
302 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 sq.m.) approx.
While 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.