



52 COMPTON, ASHBOURNE, DE6 1DA
PRICE: £175,000



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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A well-presented two double bedroomed terraced property occupying a corner position conveniently located within the heart of Ashbourne.

The property has gas central heating, upvc double glazing and the deceptively spacious accommodation briefly comprises two reception rooms, fitted kitchen and utility room to the ground floor. On the first floor there are two double bedrooms along with two bathrooms. In addition, there is a cellar room with basement bathroom.

Ideally suited to first time buyers, professionals, as a buy-to-let or holiday home.

No upward chain

ACCOMMODATION

A composite front entrance door opens into the

Dining Room 5.24m x 3.65m (17'2" x 12') overall measurements. Having three upvc double glazed windows, modern vertical radiator and laminate flooring. An archway opens into the sitting room and a further opening leads into the;

Kitchen 3.1m x 2.28m (10'2" x 7'6") comprising a modern range of wall and base units and drawers with integrated Lamona electric oven and grill, four ring gas hob with extractor hood above, space and plumbing for slimline dishwasher. Work surface with inset stainless steel sink and drainer unit, tiled splashback, rear aspect upvc double glazed window, radiator, door leading to the cellar and an opening into the inner hall.

Inner Hall with staircase leading to the first floor and doors lead to the sitting room and utility room.

Sitting Room 3.77m x 5.35m (12'5" x 17'7") overall measurements. Having two upvc double glazed windows, modern vertical radiator and archway opening into the dining room.

Utility Room 1.98m x 1.65m (6'6" x 5'5") having work surface with inset stainless steel sink and drainer unit, tiled splashback, base unit matching those in the kitchen, space for two appliances along with plumbing for washing machine. In-built cupboard housing the Ideal gas central heating boiler and in-built shallow cupboard with shelving. Upvc double glazed window and rear entrance door.

Cellar

A useful room with vaulted ceiling and radiator. A door leads to

Basement Bathroom comprising corner bath, pedestal wash hand basin and low flush W.C.

First Floor Landing with door leading to bedroom one and door leading to an inner landing with doors off to bedroom



two and the bathroom.

Bedroom One 5.41m maximum and 2.85m minimum x 4.65m (17'9" max and 9'4" min x 15'3") with three upvc double glazed windows, radiator and double doors open into a storage cupboard with dressing table area and upvc double glazed window. A door leads to the

En Suite Shower Room 3.28m x 1.60m (10'9" x 5'3") overall measurements. Comprising shower cubicle with mains control shower, wash hand basin with vanity unit below, low flush wc with fitted storage cupboard to one side. Heated towel rail and upvc double glazed window.

Bathroom 2.55m x 2.18m (8'4" x 7'2") overall measurements. Comprising bath with mains control shower over, wash hand basin with vanity unit below, low flush wc, built in fitted cupboard, heated towel rail and upvc double glazed window.

Bedroom Two 3.82m x 3.73m (12'6" x 12'3") with front and rear aspect upvc double glazed windows, radiator, chimney breast with inset feature fireplace and electric fire.

OUTSIDE

Gated access to the rear of the property leads to a small enclosed courtyard area with space for bin storage.

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

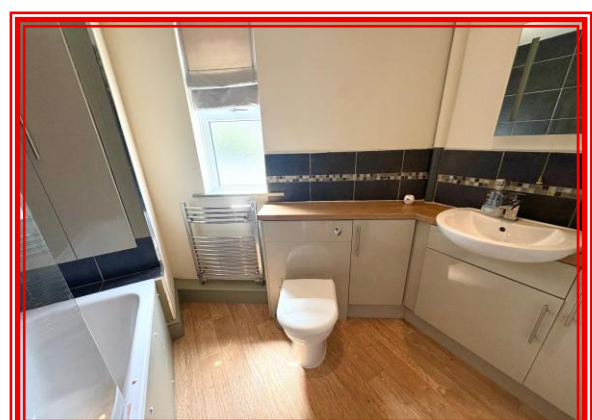
For Council Tax purposes the property is in band B.

EPC RATING C

VIEWING

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

Ref FTA2862

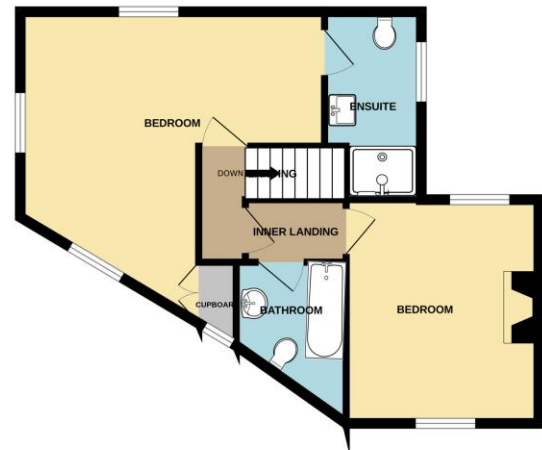




GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (90.9 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.