



97 MAYFIELD ROAD, ASHBOURNE, DE6 1AS
PRICE: £187,500

DESCRIPTION

This charming and immaculately presented traditional two bedroom mid terrace property has been modernised, over recent years, to a very high standard to include a superb, spacious dining kitchen.

The property comprises sitting room, dining kitchen, two bedrooms and luxury bathroom. Having gas central heating and upvc double glazed windows, the property is ideally suited to first time buyers, professionals, as a buy to let or holiday home.

Occupying a pleasant position, standing back, elevated from the road behind a fore garden with an outbuilding to the rear with steps up to an enclosed rear garden backing onto open countryside yet within walking distance of the town centre.

The property is currently run as a successful holiday let and a prospective purchaser could continue to do so with ease as the furniture & contents are also available by separate negotiation.

ACCOMMODATION

A timber front entrance door opens into the

Sitting Room 3.40m x 3.40m (11'2" x 11'2") having a chimney breast with feature fire opening, front aspect upvc double glazed window, coved ceiling, radiator and laminate flooring. Door leading to the

Dining Kitchen 6.31m x 3.38m (20'8" x 11'1") comprising a modern range of wall and base units and drawers with integrated dishwasher, fridge, freezer, electric oven and Beko four ring gas hob with stainless steel extractor hood above. Work surface with inset stainless steel sink and drainer unit and tiled splashback. Velux window, inset ceiling spotlighting, radiator, laminate flooring and coved ceiling. Feature fireplace with inset wood burning stove, rear aspect upvc double glazed windows and double glazed rear entrance door. Understairs storage cupboard and door leading to the staircase to the first floor.

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

Bedroom One 3.40m x 3.40m (11'2" x 11'2") having front aspect upvc double glazed window, coved ceiling and radiator.

Bedroom Two 3.70m x 2.36m (12'2" x 7'9") having rear aspect upvc double glazed window and radiator.

Bathroom 2.15m x 1.65m (7'1" x 5'5") comprising a 'P' shaped bath with mains control shower and glazed shower screen, pedestal wash hand basin, low flush wc, partially tiled walls with exposed brickwork. Tiled flooring, beamed ceiling, inset ceiling spotlighting, extractor fan, heated towel rail and rear aspect upvc double glazed window.



OUTSIDE

Steps lead up to the front of the property where there is a fore garden laid to lawn with planted border.

A shared passageway leads to the rear where there is a

Brick Outhouse 2.36m x 1.36m (7'9" x 4'4") having light and power connected and plumbing for washing machine.

Steps lead up to the rear garden where there is a lawn and two decked seating areas, the top deck has a breakfast bar/outdoor seating area directly overlooking the adjoining countryside.

SERVICES

It is understood that all mains services are connected to the property. The property also has ultra fast fibre broadband.

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

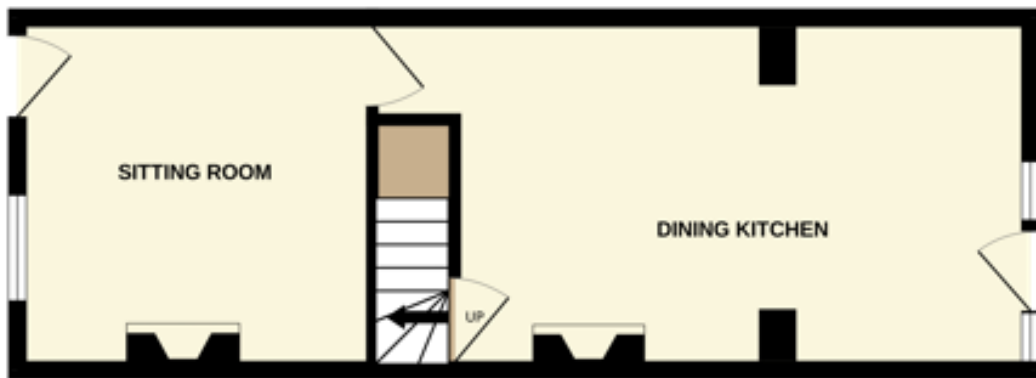
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

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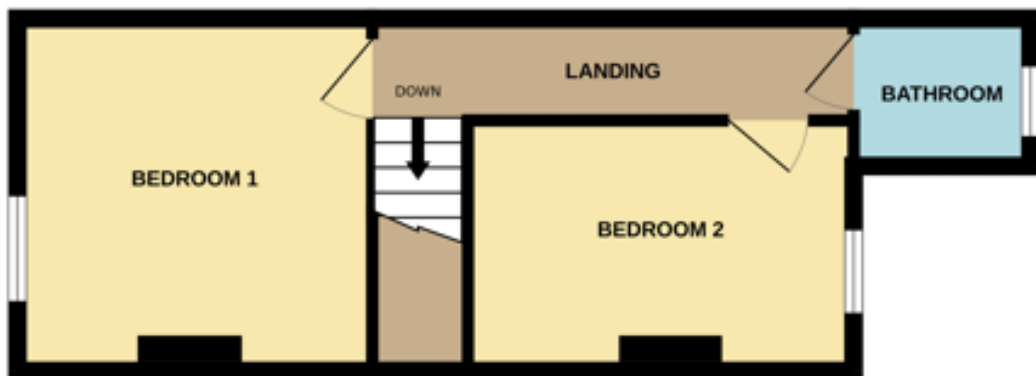




GROUND FLOOR
341 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 652 sq.ft. (60.6 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 misstatement. 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.