



Highfield Road, Ashbourne DE6 1DX

welcome to

Highfield Road, Ashbourne

This charming property offers two well-proportioned bedrooms, comfortable kitchen space, bright lounge, welcoming hallway all recently decorated and modernised. The outside of the property offers an rear enclosed garden and off street parking space to the front.



Entrance Hall

A welcoming entrance hall with carpeted floor, storage heater, fusebox and access to all areas of the property including stairs to the first floor.

Lounge

14' 10" x 12' 1" (4.52m x 3.68m)

Spacious, bright lounge offers a window to the side, feature ceiling light, storage heater, carpeted floor and rear door with direct access to the rear garden also either side two windows floor to door height proving plenty of natural light.

Kitchen

12' 10" x 6' (3.91m x 1.83m)

A compact kitchen fitted with a range of wall and base units providing practical storage, complemented by a durable worktop offering plenty of preparation space. A stainless steel sink with drainer and mixer tap. The space is finished with a window to the front, wood-effect linoleum flooring and a ceiling strip light.

Bedroom One

12' 2" x 11' 9" (3.71m x 3.58m)

Bedroom one a well-proportioned room with window to the rear, storage heater at the rear, carpeted floor, water tank storage cupboard and ceiling light.

Bedroom Two

9' 7" x 8' 9" (2.92m x 2.67m)

Bedroom two features a window to the front, storage heater on the internal wall, over stairs storage/alcove and ceiling light.

Bathroom

This family bathroom is well-appointed and naturally light, benefiting from a side facing window that provides natural ventilation. The suite comprises a paneled bath with electric shower over, a hand wash basin and a low-level WC. Finished with practical linoleum flooring, fitted heater and extractor fan.

Outside

To the front of the property you have off street parking space for one car, with small border with existing shrubs and slabbed path to the front door or side gate to access the rear of the property. At the rear accessible through a side gate full enclosed with patio area upon exiting the property and then grassed area.

Agents Notes

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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welcome to

Highfield Road, Ashbourne

- Close to local amenities.
- Two-bedrooms.
- Fitted Kitchen.
- Parking to the front of the property.
- Rear Enclosed Garden.

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106843 - 0002

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