

Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

18 St. Cuthberts Road

Doveridge, Ashbourne, DE6 5PJ

Offers Over £219,950

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18 St. Cuthberts Road

Doveridge, Ashbourne, DE6 5PJ

A fantastic new build, brick and tile semi-detached house offering a spacious reception room, a recently renovated kitchen and two bedrooms. The property benefits from a spacious garden to the rear and two off-road parking spaces to the side and is situated in a desirable location in Doveridge close to many local amenities.

Of interest to first time buyers or families alike.

A viewing is highly recommended.

Directions

From Uttoxeter Racecourse, exit the car park turning right onto Wood Lane. Take the 2nd exit over the first roundabout then take the 3rd exit onto Bridge Street. Take the 2nd exit over the next two roundabouts, then take the 3rd exit at the following roundabout onto Derby Road. At the next roundabout take the right hand exit heading east on the Doveridge bypass. After just over a mile leave the dual carridgeway via the slip road before turning right onto Marston Lane. Take the 1st exit on the roundabout onto Derby Road. After 0.2 miles turn left onto St Cuthberts Road where the property will be located on the right hand side as signposted by our 'For Sale' board.

Situation

The property is located in Doveridge, a small town near Uttoxeter being approximately 3.1 miles from Uttoxeter, 11.6 miles to Ashbourne and 11.7 miles from Burton upon Trent.













Accommodation Comprises:

Entrance Hall
With carpet flooring

Downstairs WC
With WC and wash hand basin.

Lounge
8'9" x 14'2" (2.67m x 4.32m)
With carpet flooring and a radiator.

Kitchen
13'2" x 9'8" (4.02m x 2.97m)
With tiled floor, Hitlow kitchen units, integrated cooker, dishwasher and fridge, gas hob with extractor fan and french doors to rear garden.

Staircase
Leading to the First Floor Landing and giving access to: -





Bedroom Number One
13'2" x 8'11" (4.03m x 2.73m)
With carpet flooring.

Bedroom Number Two
13'2" x 5'10" (4.03m x 1.80m)
With carpet flooring.

Bathroom
7'8" x 5'6" (2.35m x 1.69m)
With tiled floors and walls, bath and overhead shower, wash hand basin, WC and towel rail.

Outside
To the side of the property is off-road parking for two cars and to the rear of the property is a spacious garden area.

Services
We understand that all mains services are connected

Local Authority
The local authorities are Derbyshire Dales District Council and Derbyshire County Council

Viewings
By prior arrangement through Graham Watkins & Co.

Measurments
All measurements given are approximate and are 'maximum' measurements.

Please Note
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Tenure and Possession
The property is held freehold and vacant possession will be given upon completion.

Wayleaves & Easements
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



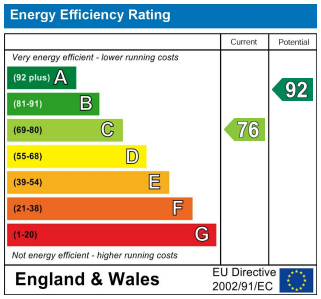


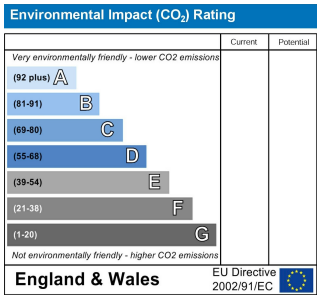
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

Please contact our Graham Watkins & Co Office on 01538 373308
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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