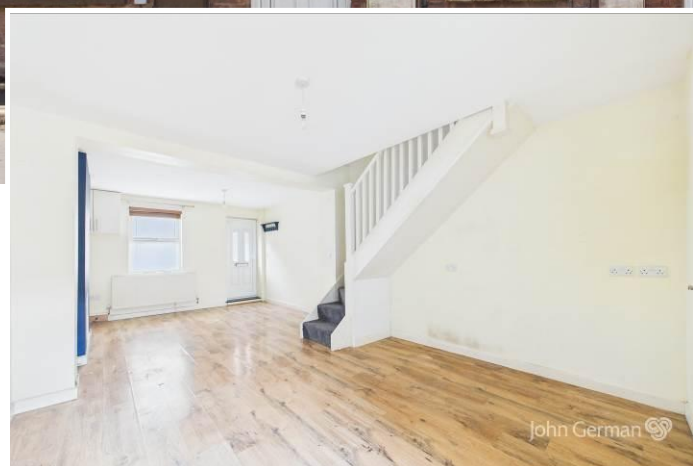


Mayfield Road

Ashbourne, DE6 1AR



Offered with no upward chain, this two-bedroom mid-terraced property in Ashbourne features an open plan living/dining room, kitchen, utility room and low-maintenance courtyard garden. Conveniently located within walking distance of the town centre, with scope for improvement.

£125,000



John German 

Offered for sale with no upward chain, 34 Mayfield Road is a mid-terraced property offering an excellent opportunity for a first-time buyer or investor. The accommodation comprises two bedrooms, a bathroom, an open plan living and dining room, kitchen and utility room. Outside, there is a low maintenance courtyard garden, providing a practical and easily managed outdoor space.

The property offers scope for improvement and personalisation, allowing a purchaser to update the accommodation to suit their own requirements. Conveniently located in Ashbourne, it is within easy walking distance of the town centre, local amenities, schools and parks. The property also benefits from swift access onto the A52 and A515, making it well placed for commuting and travel to surrounding areas. Combining a sought-after location with potential to add value, this property represents an appealing prospect for buyers looking to take their first step onto the property ladder or expand an investment portfolio.

A uPVC entrance door opens into the open plan living and dining room, featuring windows to both the front and rear elevations, allowing for good natural light throughout. Staircase to the first floor, with a door leading through to the kitchen.

The kitchen is fitted with rolled-edge work surfaces incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. There is a range of base and wall-mounted units providing storage, together with an integrated electric oven, four-ring gas hob and extractor hood. Space is available for a fridge and additional appliances, with plumbing for a washing machine. A wall-mounted boiler is also located within the kitchen. A uPVC door provides access to the rear courtyard garden.

The first-floor landing provides access to both bedrooms and the bathroom, together with a loft hatch. Bedroom one is a generously proportioned double bedroom. Bedroom two is a good-sized bedroom overlooking the rear of the property.

The bathroom is fitted with a wash hand basin set within a vanity unit, low-level WC and a P-shaped bath with mixer tap and shower attachment. Additional features include an electric extractor fan and a chrome heated towel rail.

To the rear is a low-maintenance, block-paved courtyard garden, providing an attractive outdoor seating space. A gate leads directly onto a gravelled area to the rear, which is utilised by the terrace properties for off-street parking.

We understand the property benefits from a right of way over the passageway between Nos. 38 and 40 Mayfield Road, providing access to a gravelled parking area utilised by the terrace row. We are advised that the section of land immediately to the rear of No. 34 is currently unregistered. Prospective purchasers are advised to satisfy themselves regarding all rights and title matters through their legal representative.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Residents parking area

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band A


Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



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Ground Floor

Approximate total area⁽¹⁾

61.4 m²
660 ft²

Reduced headroom

0.5 m²
6 ft²

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Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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