FIDLERTAYLOR







43 LODGE AVENUE, ASHBOURNE, DE6 1DU
PRICE: £185,000

ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne @fidler-taylor.co.uk

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

www.fidler-taylor.co.uk

RICS

The Property Ombudsman

ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION
A well presented three bedroomed mid terraced property conveniently located within walking distance of the town centre, Waterside Retail Park, leisure centre and doctors.

The property has gas central heating, upvc double glazing and briefly comprises entrance hall, sitting room with media wall, fitted dining kitchen with understairs storage cupboard and ground floor w.c. On the first floor there are three bedrooms and a modern fitted bathroom.

Externally there is a fore garden along with a tiered rear garden with lawn and decked terrace.

The property is ideally suited to first time buyers and growing families.

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 FTA2886







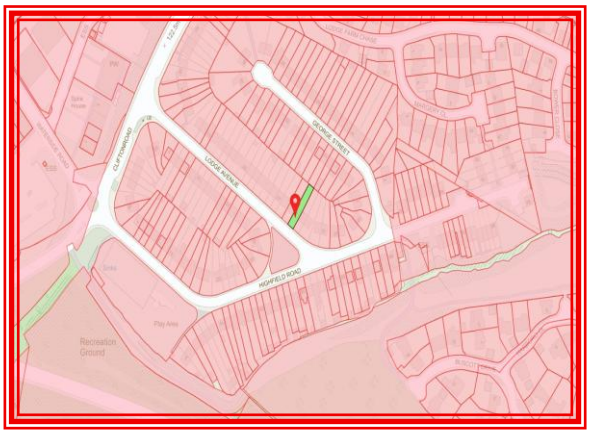






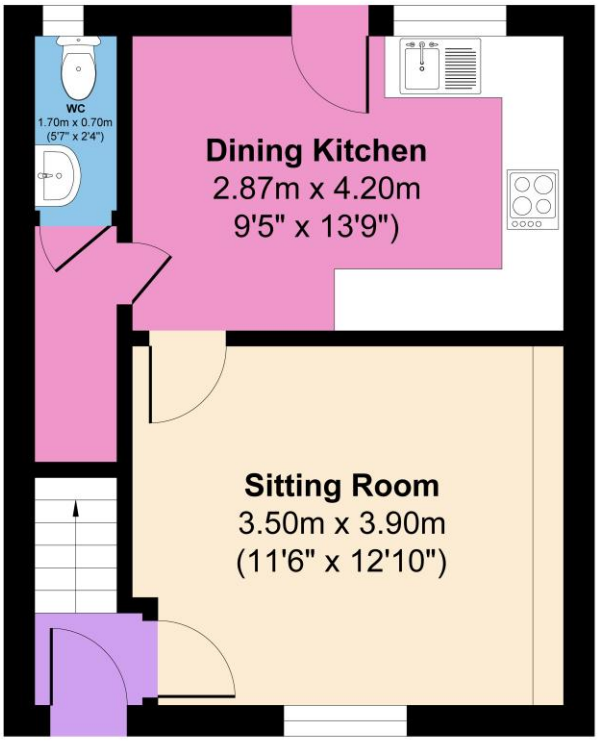






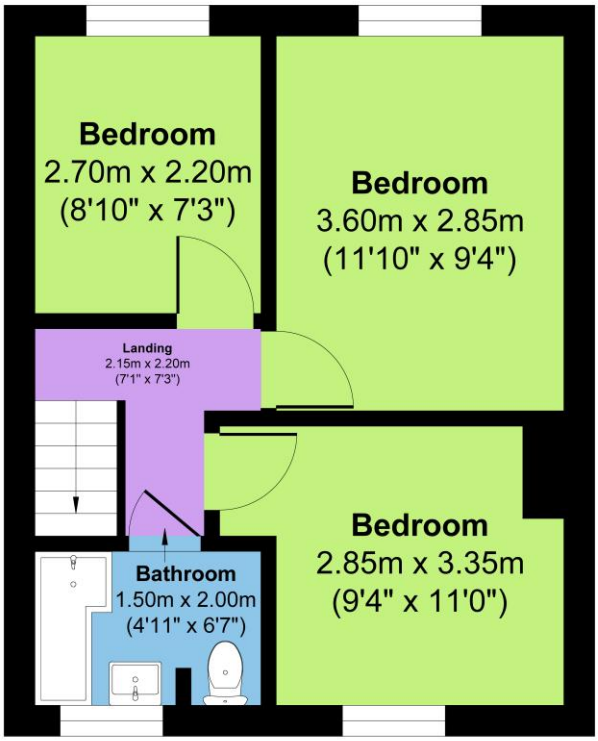
Ground Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



Total area: approx. 67.0 sq. metres (721.0 sq. feet)

43 Lodge Avenue

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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.