Harlow Way

Ashbourne, DE6 1TH

Well-presented two double bedroom modern terrace in a popular Ashbourne development, with lounge/diner, fitted kitchen, guest cloakroom, rear garden and parking for two vehicles. Close to amenities, countryside walks and the A52.

£220,000

John German

A well-presented two double bedroom modern terrace property, situated on a popular and convenient development in Ashbourne. The accommodation includes an entrance area with guest cloakroom, a fitted kitchen and a lounge/diner with access to the rear garden. Upstairs, there are two double bedrooms and a bathroom, providing practical and well-proportioned accommodation.

Outside, the property benefits from a well-presented and maintained rear garden, together with off-street parking for two vehicles. The location offers convenient access to local amenities, parks, schools and main bus routes, with countryside walks close by and swift access onto the A52 for those travelling further afield. Fibre to the property is also available, making the home well suited to those who work from home or require a reliable high-speed internet connection.

The property would be well suited to a first-time buyer, single person or couple, as well as someone looking to downsize from a larger home to a more practical and manageable property in a convenient location.

A composite entrance door opens into the hallway, where there are stairs to the first floor and doors lead through to the main ground floor accommodation.

To one side is the kitchen, fitted with a range of wall and base units with rolled-edge preparation surfaces and matching upstands. There is an inset stainless steel sink and drainer with chrome mixer tap, together with an integrated electric fan-assisted oven and grill, four-ring gas hob with extractor over, integrated fridge/freezer and dishwasher. One of the wall cupboards houses the Ideal combination boiler, while an electric plinth heater provides additional warmth.

Continuing through the ground floor, the lounge/diner provides a practical living and dining space with uPVC French doors opening directly onto the rear garden. A useful understairs cupboard offers additional storage and also houses the electrical consumer unit and internet modem.

There is also a guest cloakroom fitted with a pedestal wash hand basin, low-level WC and extractor fan.

Moving onto the first floor landing, there are doors opening to two double bedrooms and the bathroom.

One of the bedrooms benefits from a useful over-stairs storage cupboard with shelving, together with access to the loft space.

The bathroom is fitted with a pedestal wash hand basin, low-level WC and panelled bath with mains shower over and glass shower screen. Further features include a ladder-style heated towel rail, extractor fan and electric shaver point.

Outside, the front of the property is laid to a block-paved driveway providing off-street parking for two vehicles. To the rear is a well-presented and maintained garden, arranged with a timber decked seating area, paved patio and lawn, all enclosed by timber fencing.

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.
There is an estate charge of approx. £320 per annum.
Property construction: Standard
Parking: Off-street
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: FTTP - 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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/01092026
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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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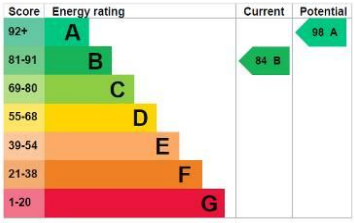

Agents' Notes

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.

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