FIDLERTAYLOR

1 LODGE AVENUE, ASHBOURNE, DE6 1DU
PRICE: OFFERS AROUND £160,000

RICS

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

The Property Ombudsman

ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION
A three bedroomed end terraced property requiring renovation. Occupying an elevated position with gardens to the front and rear.

Conveniently located within walking distance of the town centre, Waterside Retail Park, leisure centre and doctors.

ACCOMMODATION
A upvc double glazed front entrance door opens into the

Entrance Hall with radiator and staircase leading to the first floor. A door opens into the

Sitting Room 3.81m x 3.5m (12'6" x 11'6") with front aspect upvc double glazed window, radiator and brick fireplace with inset gas fire. A door leads to the kitchen

Kitchen 4.28m x 2.83m (14' x 9'3") comprising wall and base units, work surface with inset stainless steel sink and drainer unit, tiled splashback, rear aspect and side aspect upvc double glazed windows, radiator and upvc double glazed rear entrance door. A door leads to a lobby with understairs cupboard and door to the

Ground Floor Cloakroom comprising low flush wc and rear aspect upvc double glazed window.

First floor Landing with doors leading to bedrooms and bathroom.

Bedroom One 3.16m x 2.85m (10'4" x 9'4") with front aspect upvc double glazed window and radiator.

Bedroom Two 3.51m x 2.92m (11'6" x 9'7") with rear aspect upvc double glazed window, radiator and airing cupboard.

Bedroom Three 2.55m x 2.22m (8'4" x 7'3") with rear aspect upvc double glazed window and radiator.

Bathroom comprising bath, wash hand basin, low flush wc, radiator and front aspect upvc double glazed window.

OUTSIDE
The property stands elevated from the road with lawned garden to the front and elevated seating area. There also a generous sized rear garden.

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.

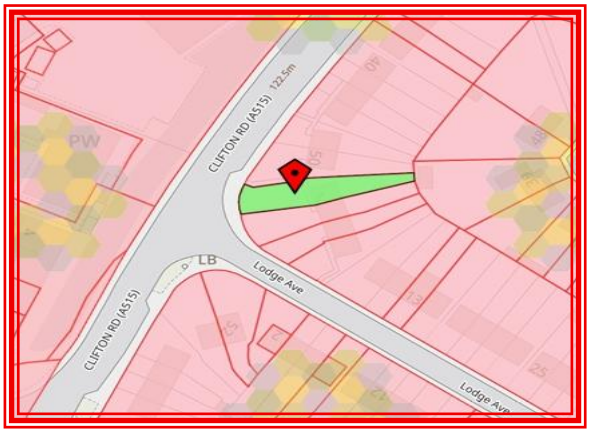
TENURE
It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX
For Council Tax purposes the property is in band B.

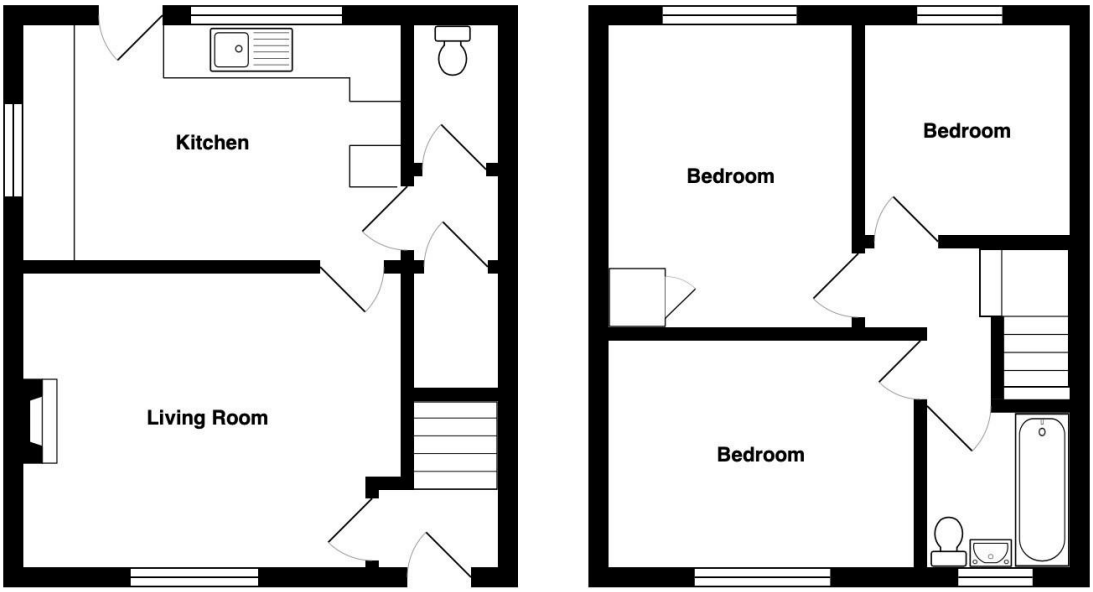
EPC RATING E

VIEWING
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2880



1, Lodge Avenue, Ashbourne, DE6 1DU



Total Area: 72.1 m² ... 776 ft²

All measurements are approximate and for display purposes only

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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.