



South Street, Ashbourne DE6 1DP

welcome to

South Street, Ashbourne

South Street sits within easy reach of Ashbourne's amenities, making it appealing for first time buyers, or investors. The area is known for its mix of traditional terraced homes and proximity to the Peak District, offering both convenience and countryside access.



Lounge

12' x 11' (3.66m x 3.35m)

A bright and welcoming front lounge featuring a generous window to the front, a gas fire creates a warm focal point, ideal for cosy evenings. The space is finished with a carpeted floor, adding comfort underfoot and enhancing the room's homely feel.

Kitchen

12' x 11' (3.66m x 3.35m)

A well proportioned kitchen featuring a large south west facing window that floods the room with natural light, with the sink conveniently positioned beneath. The space is fitted with matching wall hung and base units complemented by a coordinated worktop and a chequered tiled splashback for added character. Appliances include an integrated oven, gas hob, and cooker hood, with dedicated space for a washing machine and fridge freezer. Additional features include a radiator and a central ceiling light. A door leads directly out to the rear garden, and a staircase provides access to the first floor, making this a practical and functional hub of the home.

Bedroom One

11' x 8' (3.35m x 2.44m)

A double bedroom positioned at the front of the property, featuring a generous window to the front that allows plenty of natural light to brighten the room with radiator below. Finished with hard wood flooring and ceiling light.

Bedroom Two

12' x 8' (3.66m x 2.44m)

Bedroom Two is a well proportioned double bedroom featuring a rear-facing window that brings in plenty of natural light. The room benefits from new carpet flooring, creating a fresh and comfortable feel underfoot. Practicality is built in with a storage area and a cupboard housing the boiler, keeping essential utilities neatly tucked away while maximising usable space.

Bathroom

A bathroom fitted with a three piece suite, including

a shower, WC, and wash basin. The room is finished with tiled flooring and benefits from two towel radiators for added comfort. A window provides natural light and ventilation, creating a bright and practical space.

Garden/Exterior

The property enjoys a well designed rear garden beginning with a patio area, which takes two steps down to a further lower patio, ideal for outdoor seating or entertaining. Beyond this lies a grassed lawn bordered with gravel edging and mature shrubs, adding colour and privacy. At the far end of the garden sits a large shed, providing excellent storage.

Agents Notes

We understand that the property is Flying Freehold, your conveyancer will take the steps to advise you

Agents Notes

A former brick outbuilding at the rear of the property was removed after falling into disrepair. The neighbouring owners of Nos. 23 and 25 verbally agreed to its demolition, and there has never been any dispute regarding boundaries or ownership. The sellers are now seeking written confirmation simply to ensure a smooth and straightforward sale.



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welcome to

South Street, Ashbourne

- Two bedrooms.
- Walking distance to the town centre.
- Perfect for first time buyers.
- Well designed rear garden
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Tenure: Freehold EPC Rating: D

Council Tax Band: B

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106887 - 0006

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