FIDLERTAYLOR







27 PARK ROAD, ASHBOURNE, DE6 1FN
PRICE: OFFERS AROUND £220,000

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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 traditionally styled two bedroomed semi-detached property with enclosed garden and driveway parking, conveniently located within a short level walk of Ashbourne town centre.

The property has been refurbished by the current owner to include a high specification fitted kitchen and first floor shower room.

Having gas central heating and a combination of upvc double and triple glazed windows.

Ideal for the occupation of the first time buyer, professional couples and retirees.

ACCOMMODATION
A 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 3.94m x 3.64m (12'11" x 11'11") with front aspect UPVC double glazed window, radiator, feature fireplace with inset coal effect gas fire, understairs storage cupboard and a door opens into the

Breakfast Kitchen 4.56m x 2.82m (14'11" x 9'3") comprising a modern range of wall and base kitchen units and drawers with integrated fridge/freezer, dishwasher, NEFF oven and grill, Neff microwave and NEFF four ring induction hob with stainless-steel extractor hood above. Granite work surface and breakfast bar, inset one and a half bowl sink unit, tiled flooring, modern vertical radiator, UPVC double-glazed French doors opening onto the garden and UPVC double-glazed door opening into the

Rear Entrance Porch with UPVC double-glazed windows and rear entrance door. The porch opens into the

Utility Room 2.43m x 1.33m (7'11" x 4'3") with tiled flooring, radiator, worksurface with appliance space below and plumbing for a washing machine. Door opens into the

Cloakroom comprising low-flush wc and side aspect UPVC double-glazed window.

First Floor Landing with doors leading to both bedrooms and the bathroom.

Bedroom One 3.66m x 3.0m (12' x 9'10") with two UPVC triple-glazed windows, radiator and in-built wardrobe over the stairs.

Bedroom Two 3.84m x 2.22m (12'7" x 7'2") with rear aspect UPVC double-glazed window and radiator.

Bathroom comprising a double shower cubicle with mains control shower, wash-hand basin with vanity unit below, low-flush wc, rear aspect UPVC double-glazed window,











tiled flooring and in-built storage cupboards housing the Worcester gas central heating boiler.

OUTSIDE
There is a driveway off Peter Street providing parking along with a pleasant garden on two sides of the property with artificial grass, paved seating area all enclosed by timber fencing and hedging.

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.

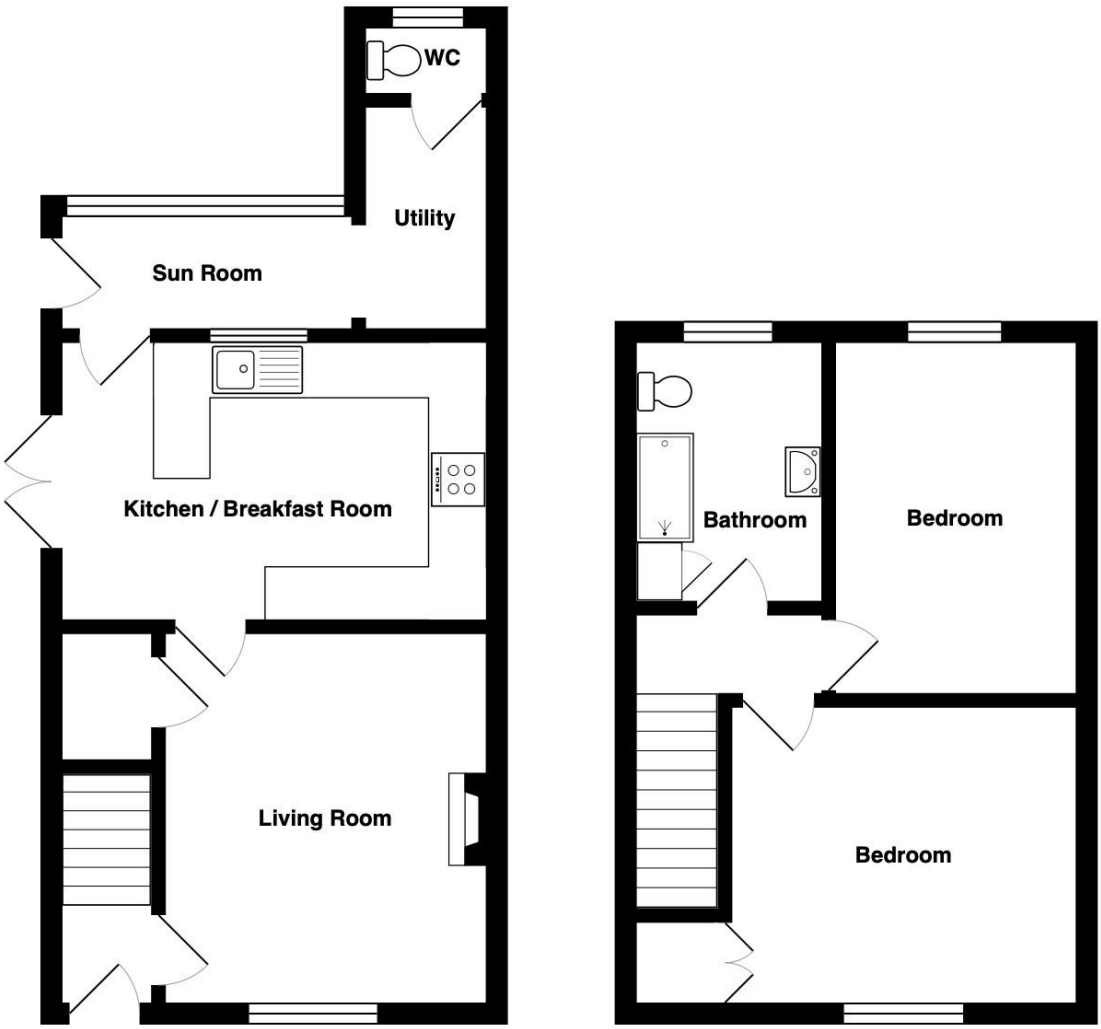
WHAT3WORDS zones.officials.estimated

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27, Park Road, Ashbourne, DE6 1FN



Total Area: 76.0 m² ... 818 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.