

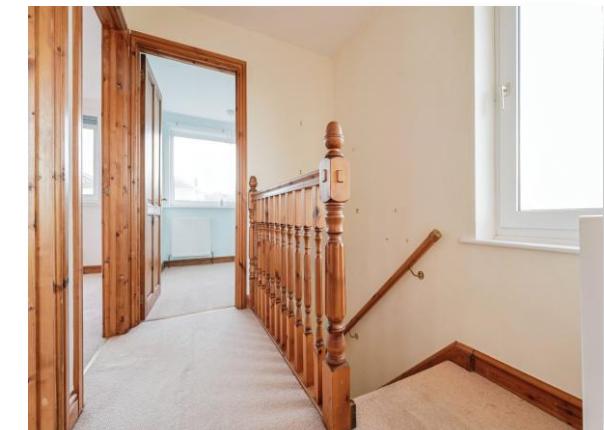
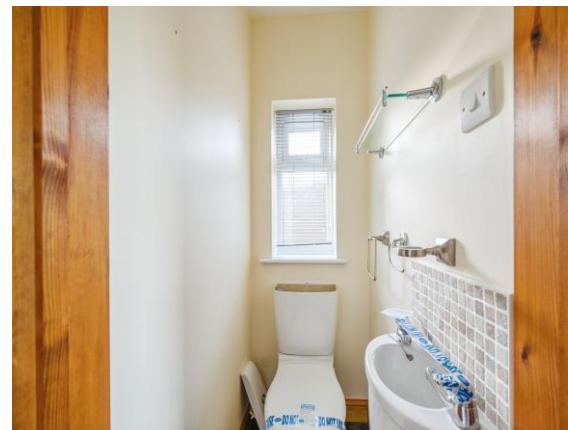


Alport Close, Hulland Ward Ashbourne DE6 3FR

welcome to

Alport Close, Hulland Ward Ashbourne

We are acting in the sale of the above property and have received an offer of £255000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



Entrance Hall

Access to first floor, cupboard under the stairs and entry to living room/diner and kitchen.

have received an offer of £255000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Living/Dining Area

UPVC double glazed patio doors provide access to the rear garden, a double glazed window facing the rear garden sits within the dining area and another at the front of the property. A cast iron gas coal effect fireplace compliments the living area.

Kitchen

cupboard to wall units and worktop with a stainless steel inset sink unit that sits below a UPVC double glazed window, that allows an outlook over the rear enclosed garden. Along with a UPVC door that allows access to the side of the property/rear garden.

Snug

To the front and side you will find two double glazed UPVC windows and french doors allowing access to the front/side garden. And access to...

Guest Cloackroom

Wall mounted hand basin with splashback, WC, double glazed UPVC window to side.

Bedroom One

Radiator and double glazed UPVC window to front elevation.

Bedroom Two

Radiator and double glazed UPVC window to rear elevation.

Bedroom Three

Radiator and double glazed UPVC window to front elevation

Family Bathroom

A shower over bath, hand basin, WC and UPVC double glazed window to the rear elevation.

Agents Note

We are acting in the sale of the above property and



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welcome to

Alport Close, Hulland Ward Ashbourne

- 3 Bedrooms
- Drive
- Link Detached
- Garage
- Cul de sac village location

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£265,000



view this property online bagshawsresidential.co.uk/Property/ABN106416



Property Ref:
ABN106416 - 0018

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property

 bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE, Derbyshire, DE6 1GF



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