



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



13 Upwoods Road
Doveridge, Ashbourne, DE6 5LL

Offers In The Region Of £265,000



13 Upwoods Road

Doveridge, Ashbourne, DE6 5LL

A well maintained two bedroom semi-detached house situated in a desirable location in Doveridge close to many local amenities.

Offering a recently renovated kitchen and bathroom, along with two good sized bedrooms and reception room with a well maintained garden and Planning Permission for Large Single Storey Extension wrapping around the property.

Ample off-road parking for four cars and Solar Panels fitted ready for use.

Ideal for first time buyers or families alike.

Viewing highly recommended.

Directions

From Uttoxeter Racecourse, exit the car park turning right onto Wood Lane. Take the 2nd exit over the first roundabout then take the 3rd exit onto Bridge Street. Take the 2nd exit over the next two roundabouts, then take the 3rd exit at the following roundabout onto Derby Road. At the next roundabout take the right hand exit heading east on the Doveridge bypass. After just over a mile leave the dual carriageway via the slip road before turning right onto Marston Lane. Take the 3rd exit on the roundabout onto Derby Road, then take the 2nd right turn onto Upwood Road where the property will be located on the left hand side after approximately 0.1 miles, as signposted by our 'For Sale' board.





Situation

The property is located in Doveridge, a small town near Uttoxeter being approximately 3 miles from Uttoxeter, 12 miles from Burton upon Trent and 12.2 miles to Ashbourne.

Accommodation Comprises

Hallway

11'3" x 4'5" (3.45m x 1.36m)

With rear entrance door and a tiled floor.

Kitchen

6'11" x 11'7" (2.12m x 3.54m)

With floor and wall mounted wooden units, integrated dishwasher, tile floor and integrated microwave and cooker.

With storage room off

Living Room

13'1" x 11'8" (4.00m x 3.57m)

With fireplace, log burner and carpeted flooring.

Staircase

Leading to First Floor Landing and giving access to: -

Bedroom Number One

12'2" x 10'7" (3.71m x 3.25m)

With carpet flooring and a storage cupboard.

Bedroom Number Two

9'0" x 8'8" (2.76m x 2.66m)

With carpet flooring.



Bathroom

6'0" x 3'7" (1.83m x 1.11m)

Outside

To the front of the property is ample space for off road parking.
To the rear of the property is a small garage, a patio and a garden area.

Services

We understand that all mains services are connected with oil fired heating.

Local Authority

The local authority is Derbyshire Dales District Council

Measurements

All measurements given are approximate and are 'maximum' measurements.

Viewings

By prior arrangement through Graham Watkins & Co.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



[Tenure and Possession](#)

The property is held freehold and vacant possession will be given upon completion.

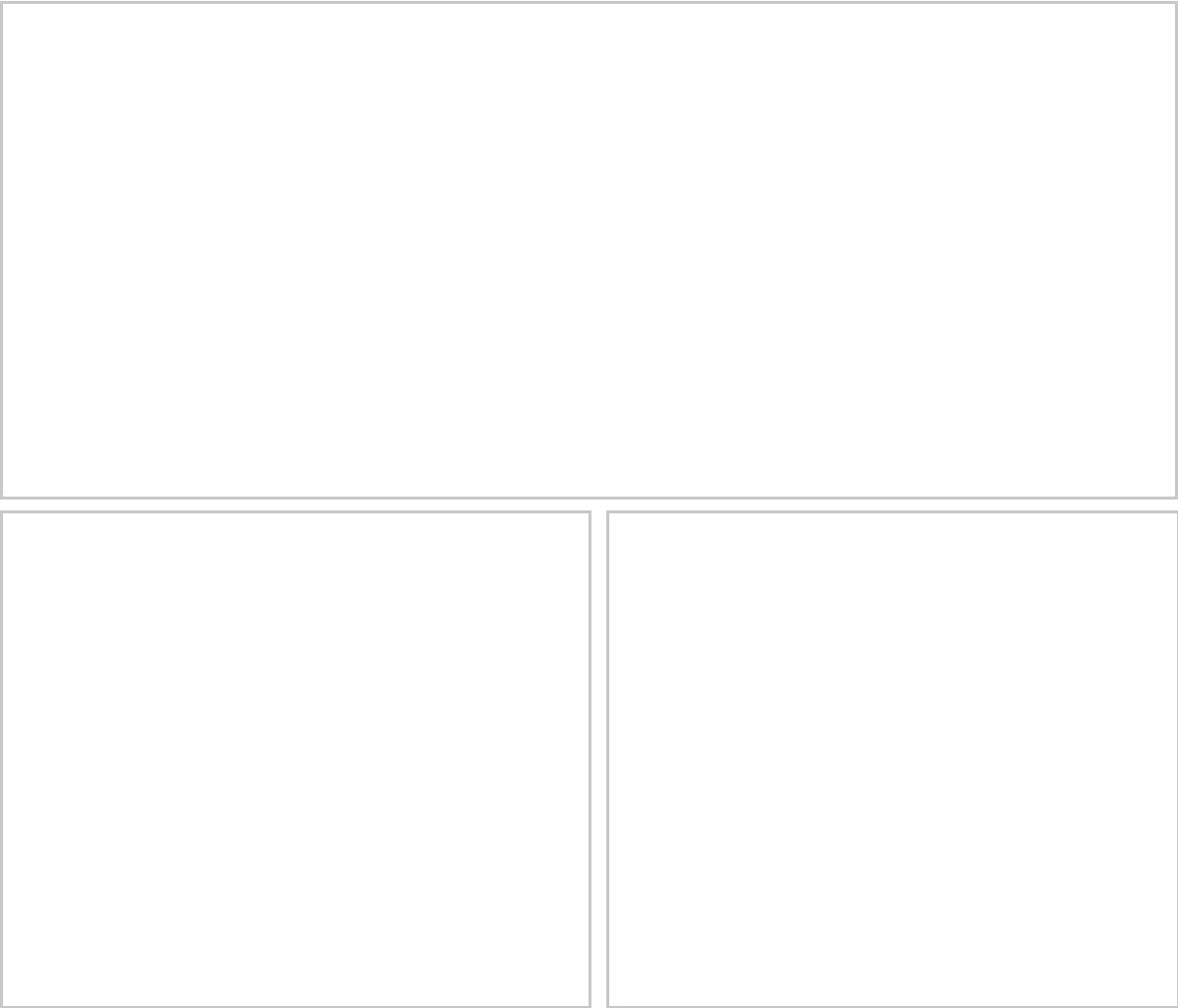
[Wayleaves & Easements](#)

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.





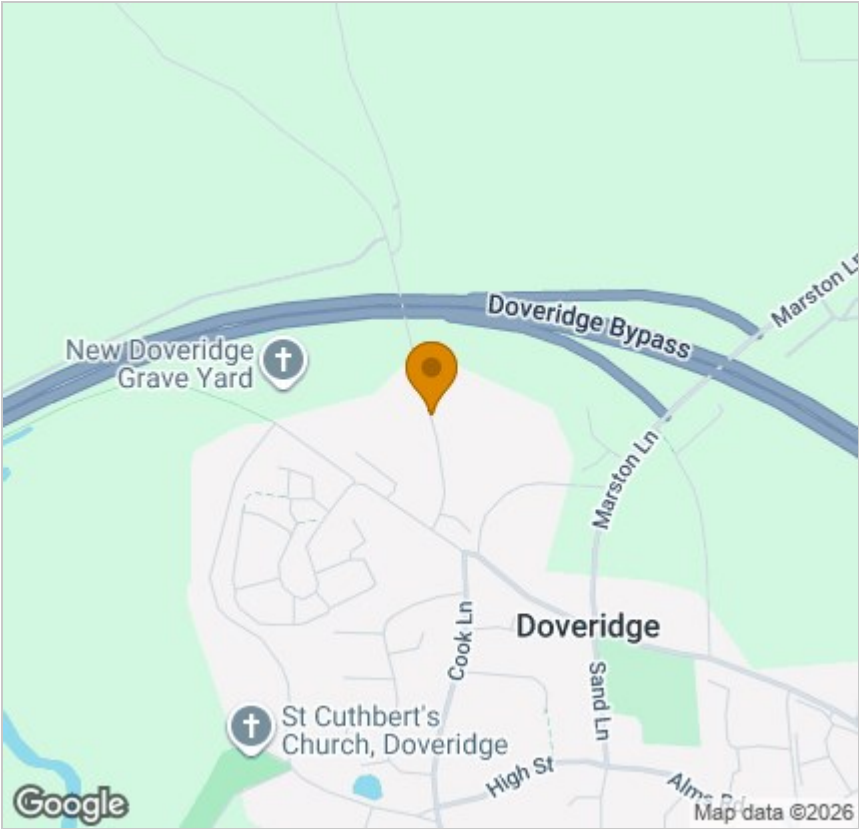
Floor Plan



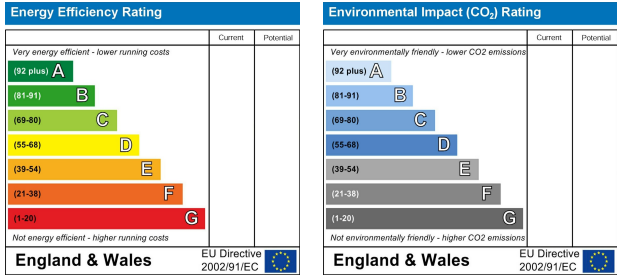
Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.