





**** HEART OF ASHBOURNE
TOWN CENTRE **** Great
opportunity for a first time
buyer, investor or holiday let. In
brief the property offers hall,
study/family room, single
garage, first floor with lounge
and kitchen. The second floor
offers two bedrooms and a
bathroom. Off street parking.
NO CHAIN.

“PUBLIC NOTICE”

We advise that an offer has
been made for the above
property in the sum of £125000

Any persons wishing to increase
on this offer should notify
Abode of their best offer prior
to exchange of contracts”



 **ABODE**
SALES & LETTINGS

HALL

Entrance door into the hall with stairs to the first floor and doors to -

STUDY/FAMILY ROOM

7'9 x 7'0

Window

FIRST FLOOR LANDING

Stairs to the second floor and door to -

LOUNGE

19'10 x 15'9

Window to the front

KITCHEN

7'10 x 7'1

Fitted units, work surfaces, sink and drainer unit, window.

SECOND FLOOR LANDING

Doors to -

BEDROOM

13'3 x 7'10

Window.

BEDROOM

9'8 x 7'10

Window.

BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, window.

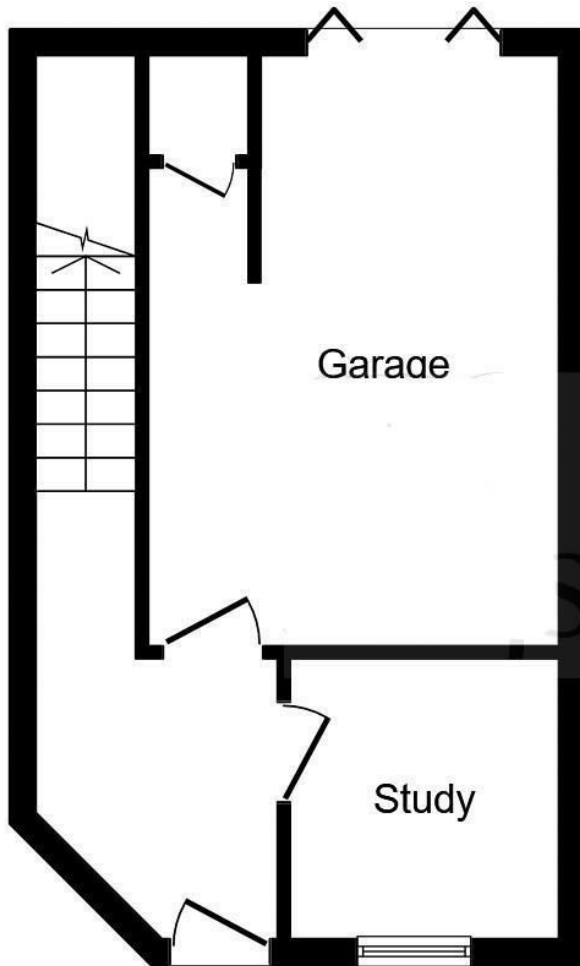
OUTSIDE

Rear off street parking and up and over door into the garage.

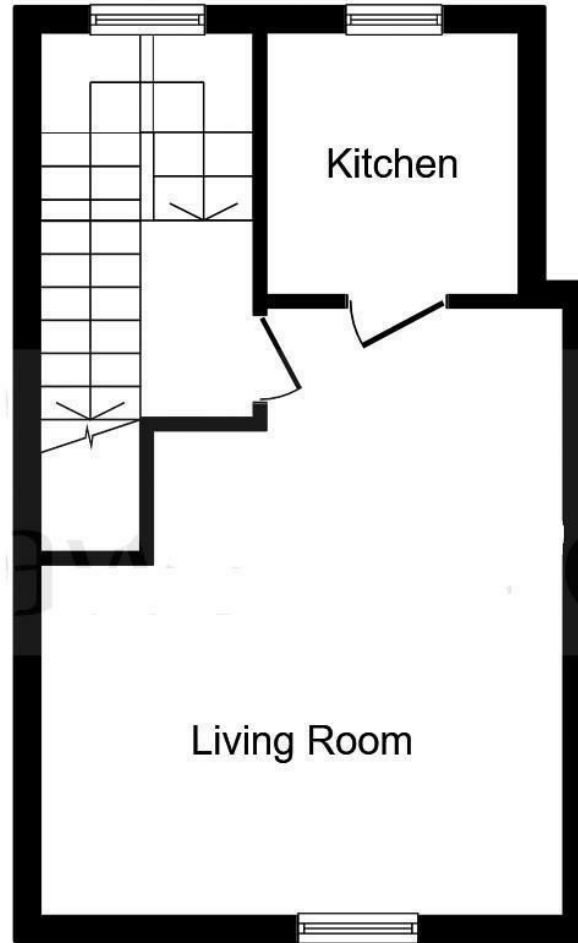




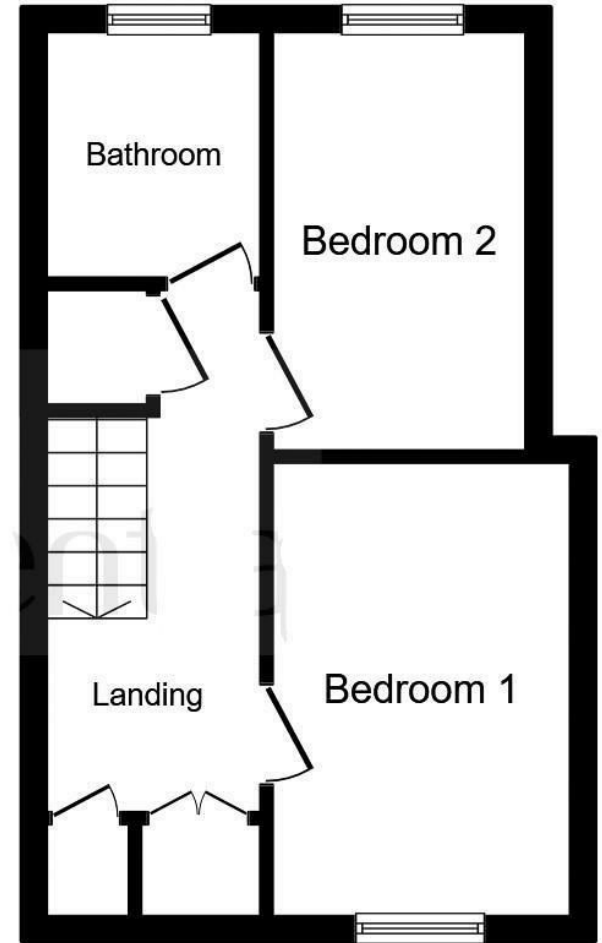




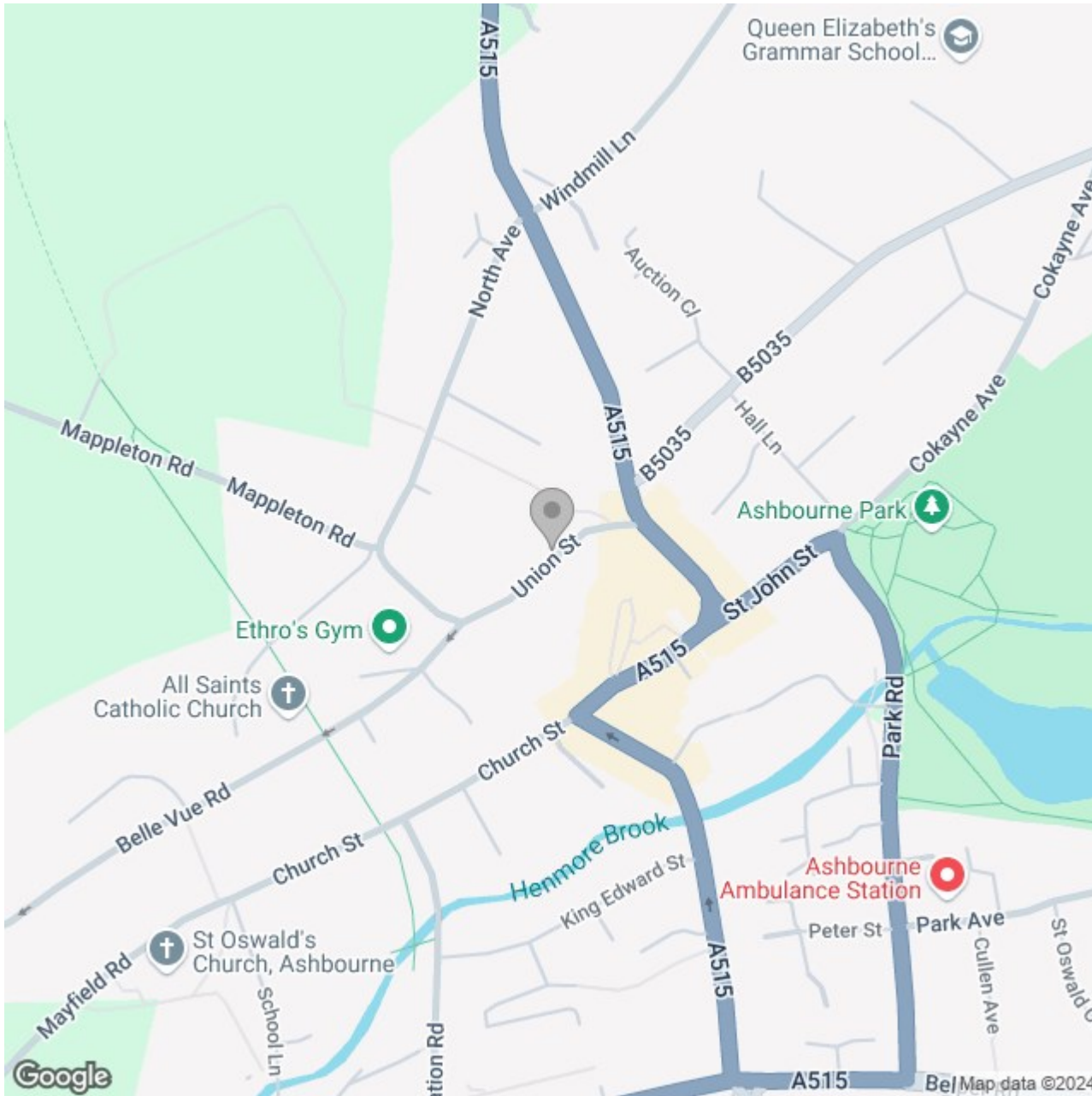
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	