



## Flat at Ivy Cottage Cubley

Ashbourne, Ashbourne, DE6 2EY

**\*\* OVERLOOKING OPEN FIELDS \*\* PROJECT FOR DEVELOPERS \*\* CASH BUYERS \*\***

A semi-detached home within this sought after location. Overlooking open countryside and situated within this highly desirable Derbyshire village, convenient for access to the A50 and local towns such as Ashbourne and Uttoxeter. If requested, further information can be provided to discerning buyers, seeking further detail of the current development neighbouring property. The proposed plot on the title will be different to that which is going to be sold as the freehold. Please contact the agent for further information.

Asking Price £175,000

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Details



Directions



# Floor Plan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	