





\*\*\*\* PERFECT FIRST TIME BUY OR INVESTMENT \*\*\*\*  
Well presented property in the historic market town of Ashbourne. In brief the property offers a hall, lounge, kitchen diner with a utility room and guest cloakroom, Three first floor bedrooms and a bathroom. Front and rear gardens, NO UPWARD CHAIN.



## HALL

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

## LOUNGE

Feature fireplace, upvc double glazed window to the front, radiator under stairs store cupboard and a door to -

## KITCHEN DINER

Fitted units with work surfaces and a sink and drainer unit. Range style cooker with fitted extractor, radiator and upvc double glazed window and door onto the garden.

## UTILITY ROOM

Work surfaces, plumbing and space for a washing machine door to the cloakroom.

## CLOAKROOM

Low flush wc, wash hand basin.

## FIRST FLOOR

Doors to -

## BEDROOM 1

Upvc double glazed window and radiator.

## BEDROOM 2

Upvc double glazed window, storage cupboard and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.



**ABODE**  
SALES & LETTINGS

## BATHROOM

Panel enclosed bath with a shower over, wash hand basin, low flush wc, radiator and upvc double glazed window.

## OUTSIDE

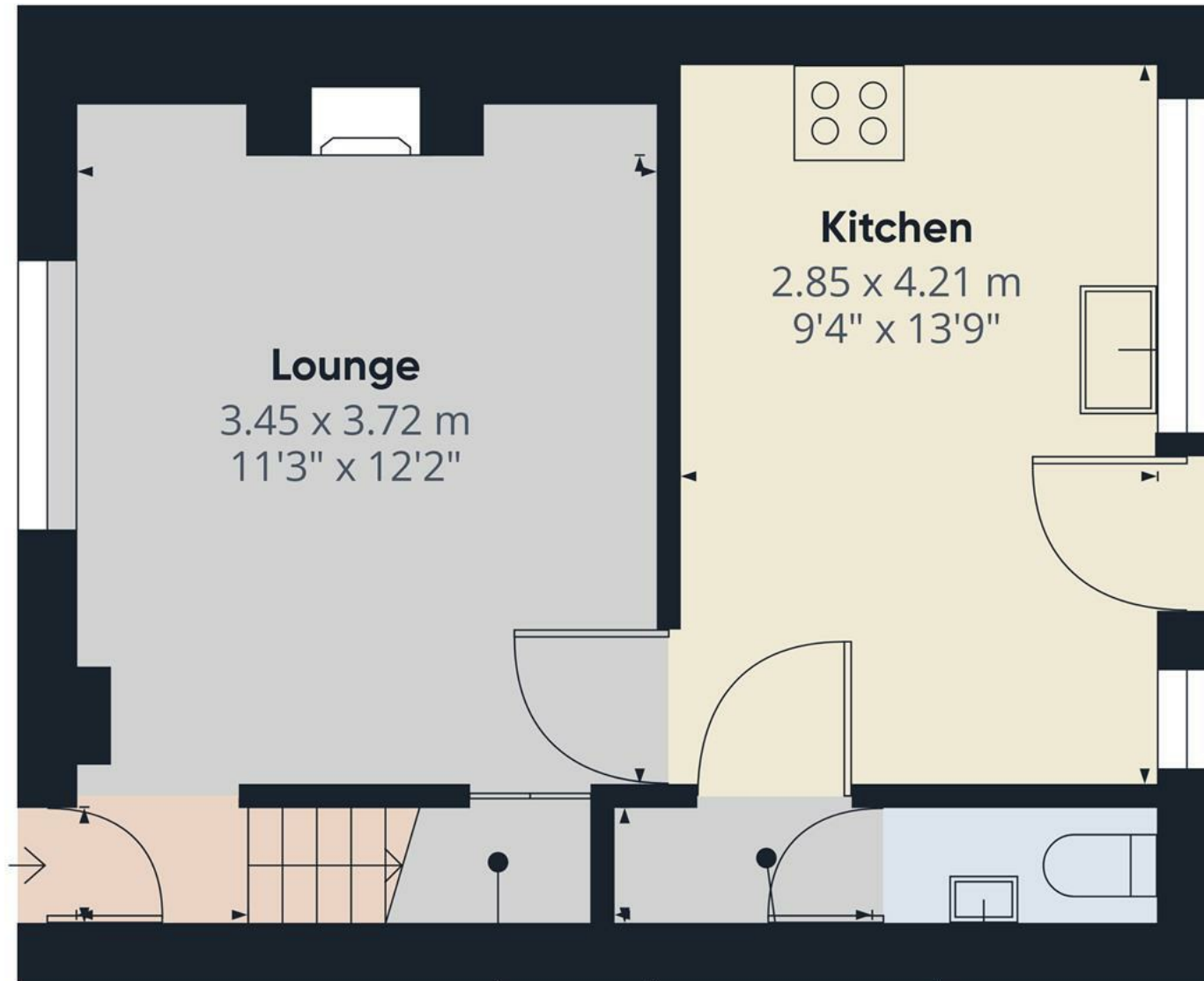
Front garden with hedge boundaries and a rear garden that offers a lawn and paved patio.



**ABODE**  
SALES & LETTINGS







**Hallway**  
1.02 x 0.77 m  
3'3" x 2'6"

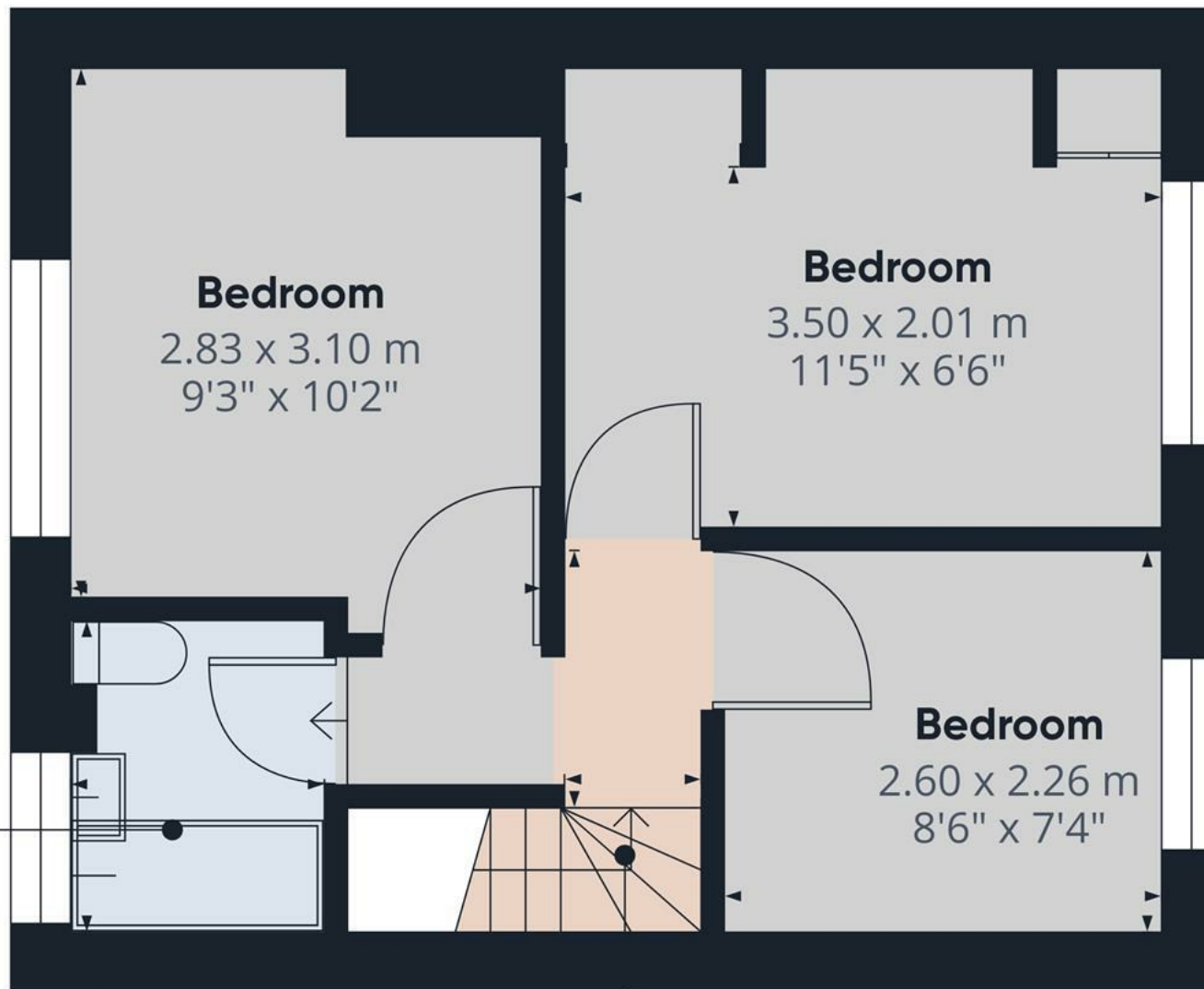
**Utility**  
1.55 x 0.78 m  
5'1" x 2'6"

Floor 0

Approximate total area<sup>(1)</sup>  
31.4 m<sup>2</sup>  
338.01 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



**Bathroom**  
1.51 x 1.95 m  
4'11" x 6'4"

**Bedroom**  
2.83 x 3.10 m  
9'3" x 10'2"

**Bedroom**  
3.50 x 2.01 m  
11'5" x 6'6"

**Bedroom**  
2.60 x 2.26 m  
8'6" x 7'4"

**Landing**  
0.78 x 1.56 m  
2'6" x 5'1"

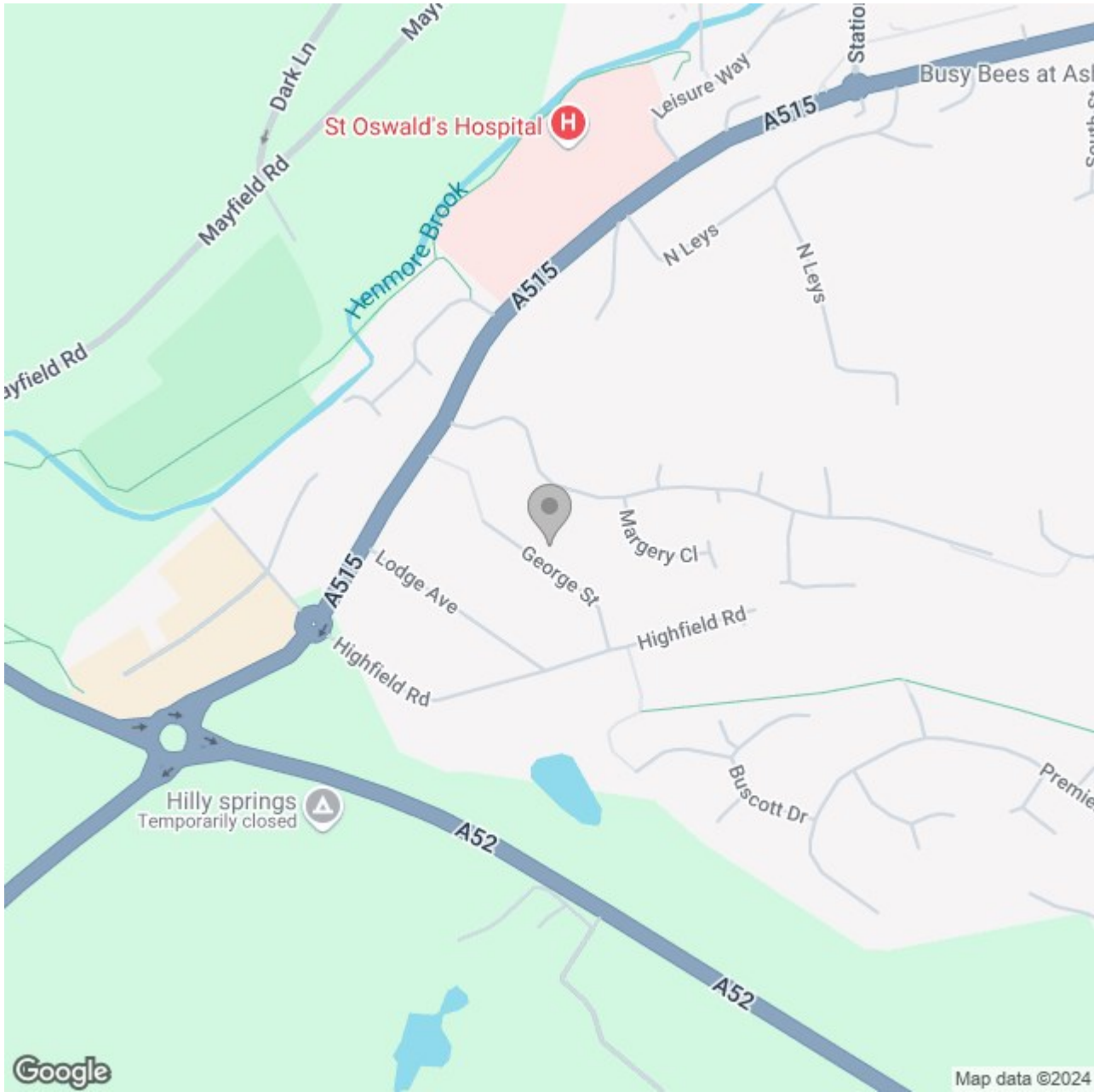
Approximate total area<sup>(1)</sup>  
29.95 m<sup>2</sup>  
322.42 ft<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE360

Floor 1



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	