





**** 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

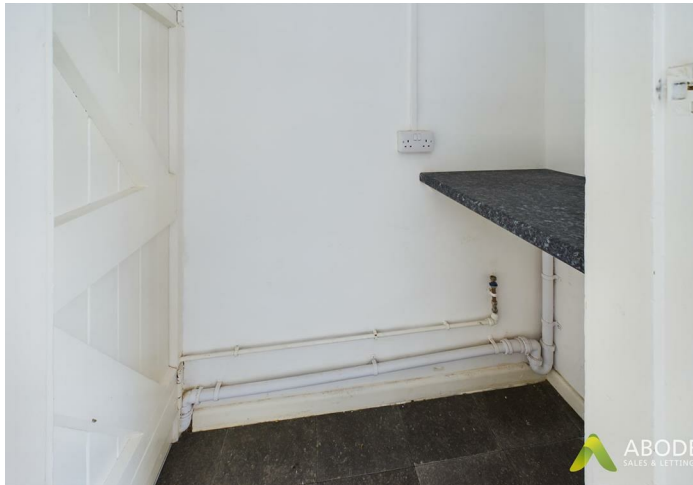
Panel enclosed bath with a shower over, wash hand basin, low flush wc, radiator and upvc double glazed window.

OUTSIDE

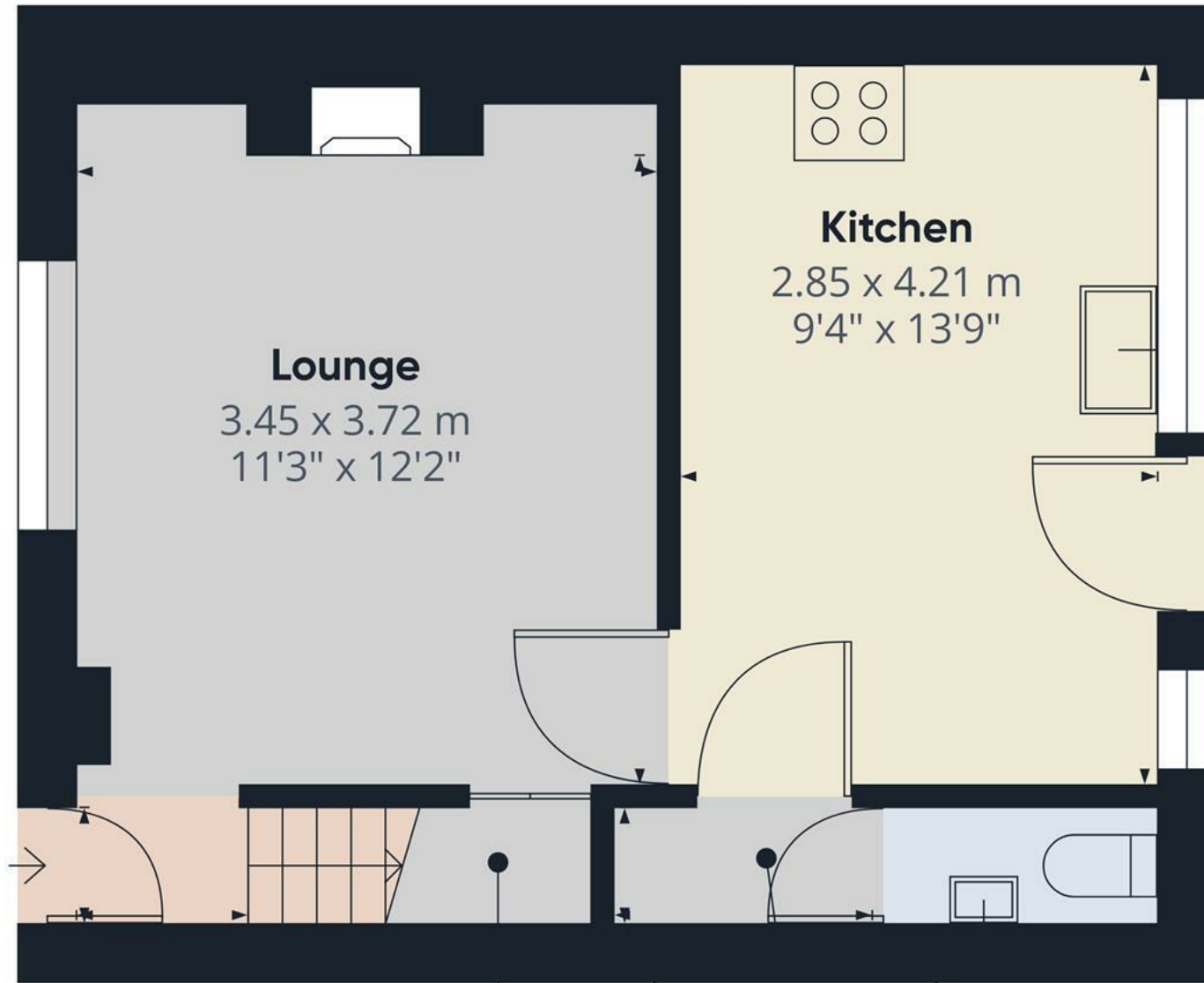
Front garden with hedge boundaries and a rear garden that offers a lawn and paved patio.



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"

Kitchen
2.85 x 4.21 m
9'4" x 13'9"

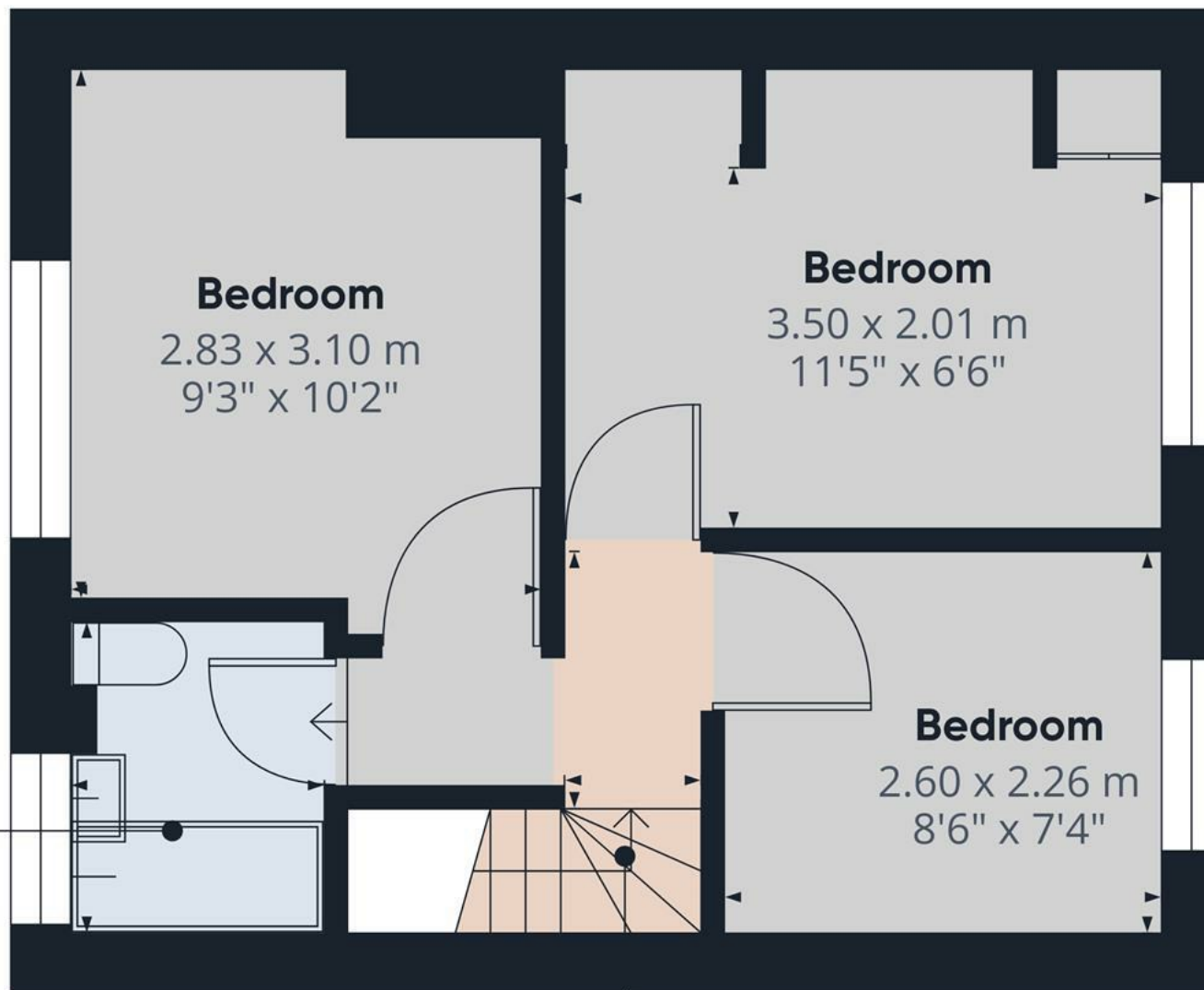
Lounge
3.45 x 3.72 m
11'3" x 12'2"

Approximate total area⁽¹⁾
31.4 m²
338.01 ft²

(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.

Floor 0



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"

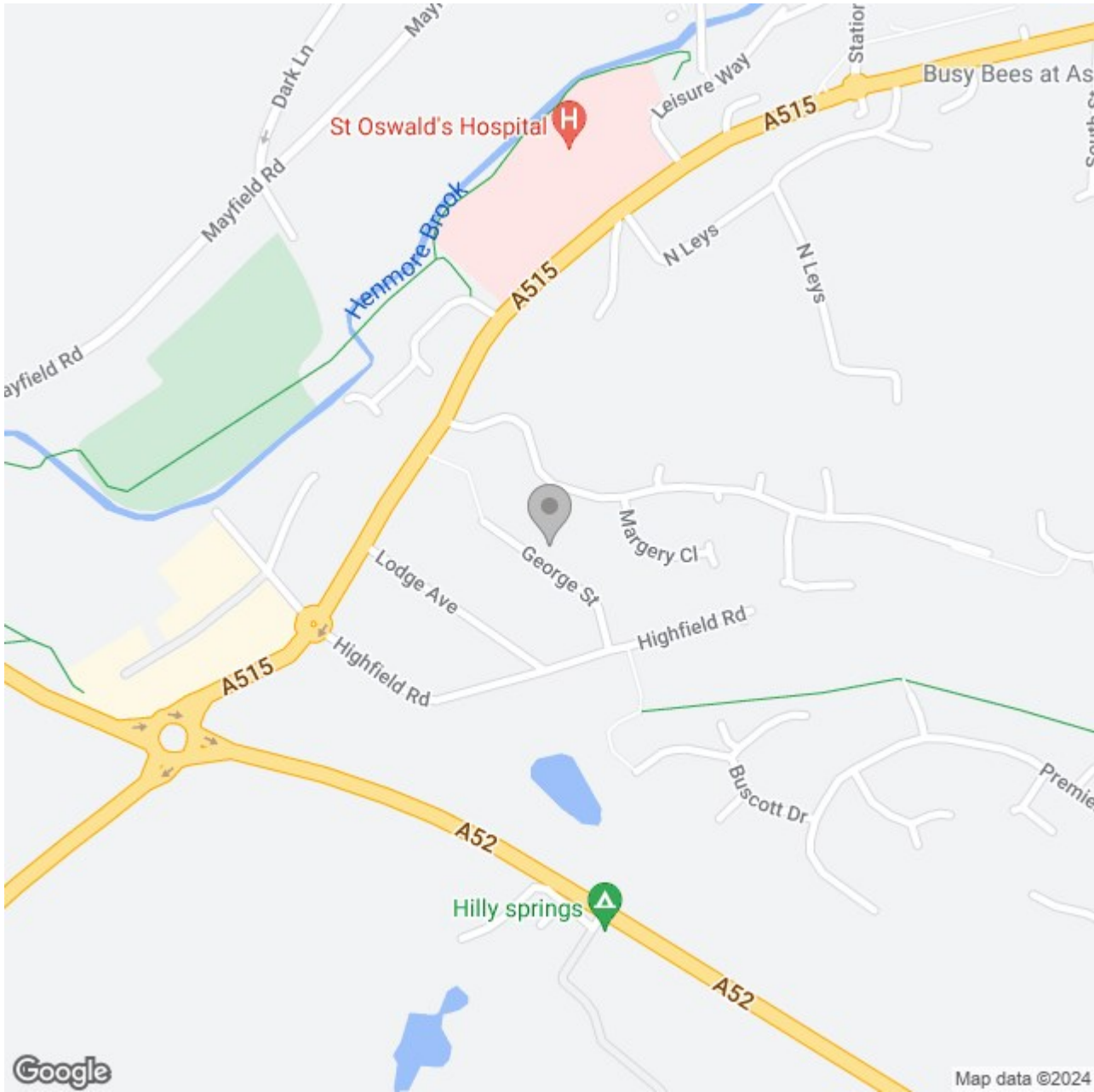
Approximate total area⁽¹⁾
29.95 m²
322.42 ft²

(1) Excluding balconies and terraces

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GIRAFFE360

Floor 1



Energy Efficiency Rating

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