





Modern property located in the heart of Ashbourne and offered for sale with no upward chain. In brief the property offers a hall with guest cloakroom, fitted kitchen, lounge diner, two bedrooms and a bathroom. Drive and a rear garden.



## HALL

Entrance door into the hall, radiator, door to the cloakroom and lounge, open through to the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and sink and drainer unit. Electric oven, gas hob and extractor hood, integrated fridge freezer, plumbing and space for a washing machine. Upvc double glazed window.

## LOUNGE

Double glazed patio doors onto the garden, two radiators, stairs to the first floor.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Upvc double glazed window and radiator.

## BEDROOM 2

Two upvc double glazed windows, cupboard and radiator.

## BATHROOM

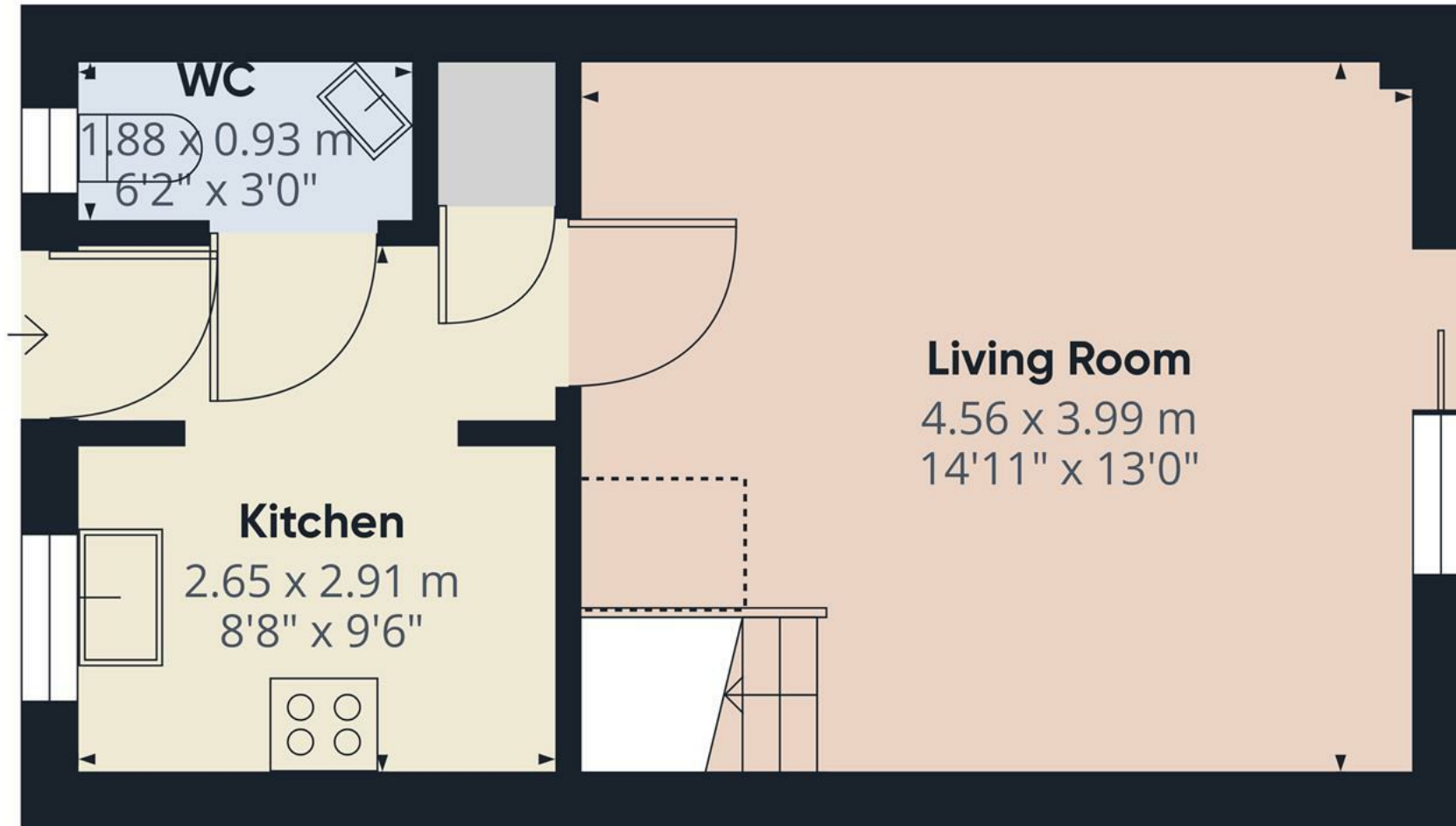
Panel enclosed bath with a shower over, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE

Front block paved drive, side gated access to the enclosed rear garden with seating areas and a lawn.







**Approximate total area<sup>(1)</sup>**

28.75 m<sup>2</sup>  
309.46 ft<sup>2</sup>

**Reduced headroom**

0.63 m<sup>2</sup>  
6.78 ft<sup>2</sup>

(1) Excluding balconies and terraces

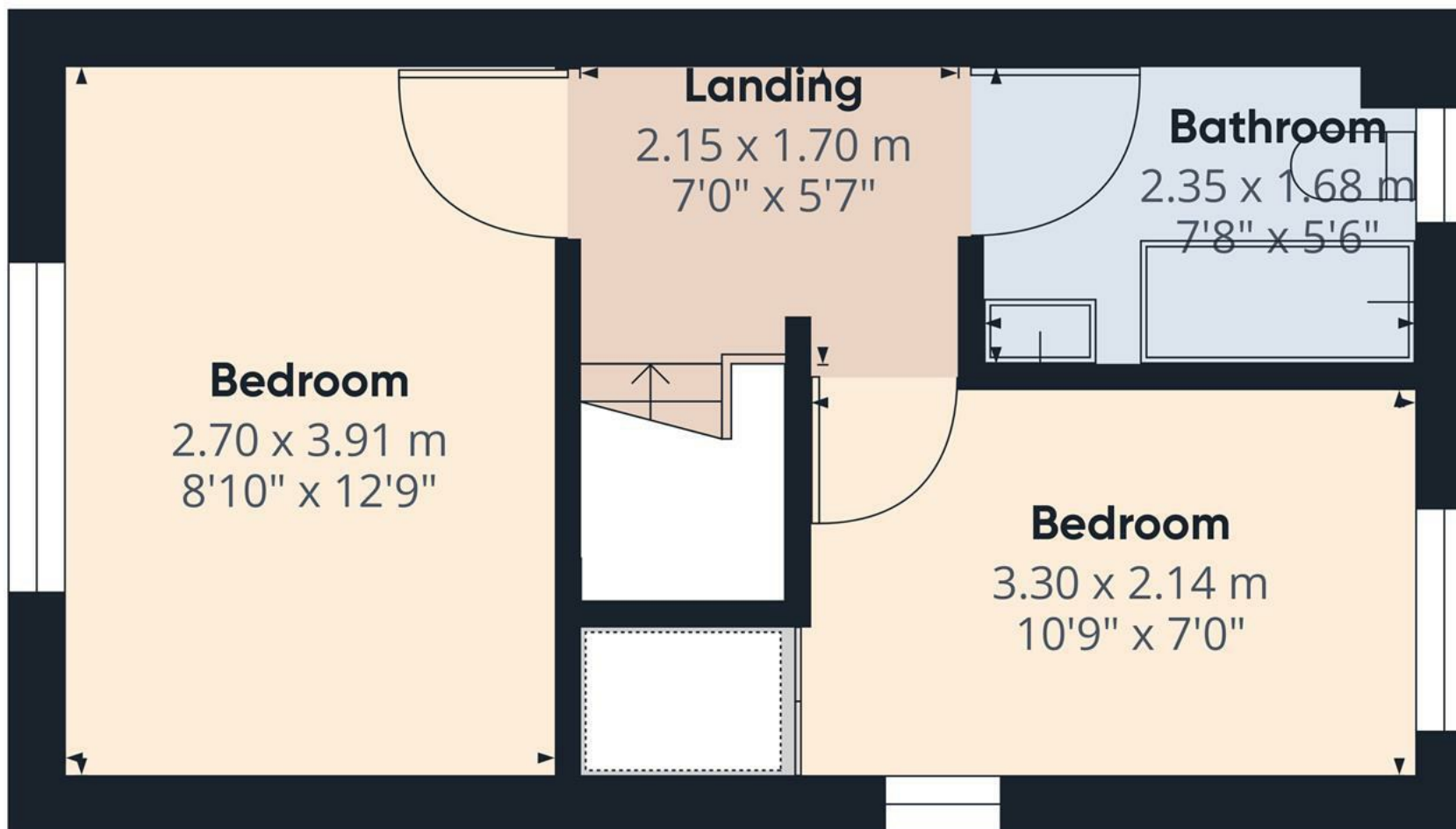
**Reduced headroom**

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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**Approximate total area<sup>(1)</sup>**

24.86 m<sup>2</sup>  
267.59 ft<sup>2</sup>

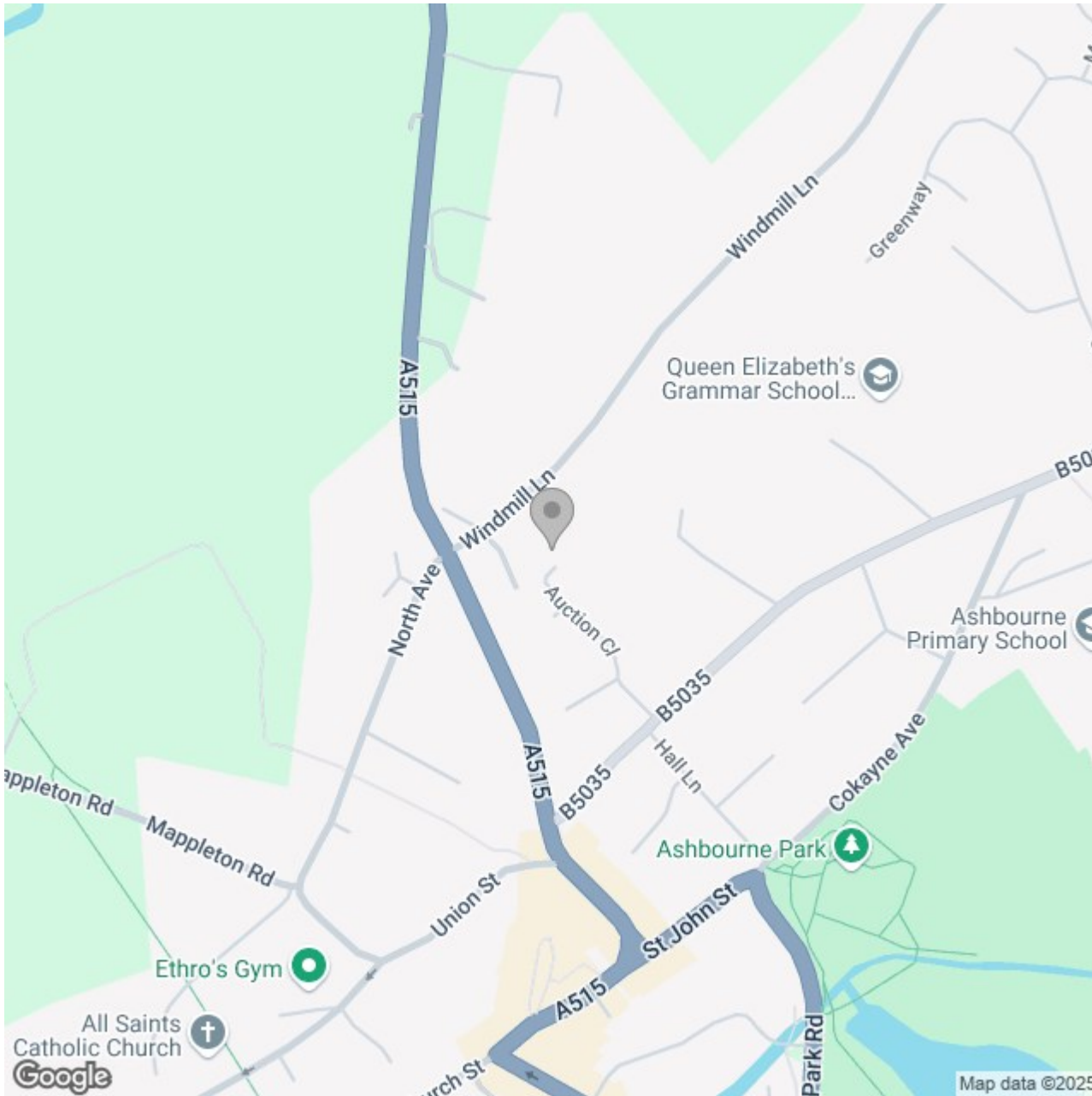
(1) Excluding balconies and terraces

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Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</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	