





***** PERFECT OPPORTUNITY FOR A FIRST TIME BUYER OR AN INVESTMENT IN THE HEART OF ASHBOURNE **** This three storey property benefits from upvc double glazed windows and a gas heating system. In brief the property offers a ground floor reception room, the first floor offers the kitchen with access to the garden, bathroom and bedroom, the second floor offers a reception room and bedroom. Offered for sale with no upward chain.



RECEPTION ROOM

Entrance door into a flexible reception room, upvc double glazed window, cupboard and radiator, stairs to the first floor.

FIRST FLOOR LANDING

Stairs to the second floor and doors to –

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, plumbing and space for a washing machine and space for a fridge freezer. Two upvc double glazed windows and a door to the garden.

BEDROOM

Upvc double glazed window and radiator.

BATHROOM

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

SECOND FLOOR

RECEPTION ROOM

Fireplace, radiator and upvc double glazed window.

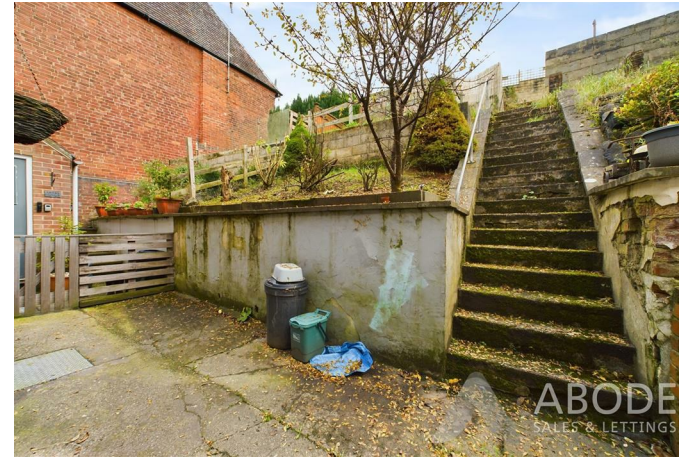
BEDROOM

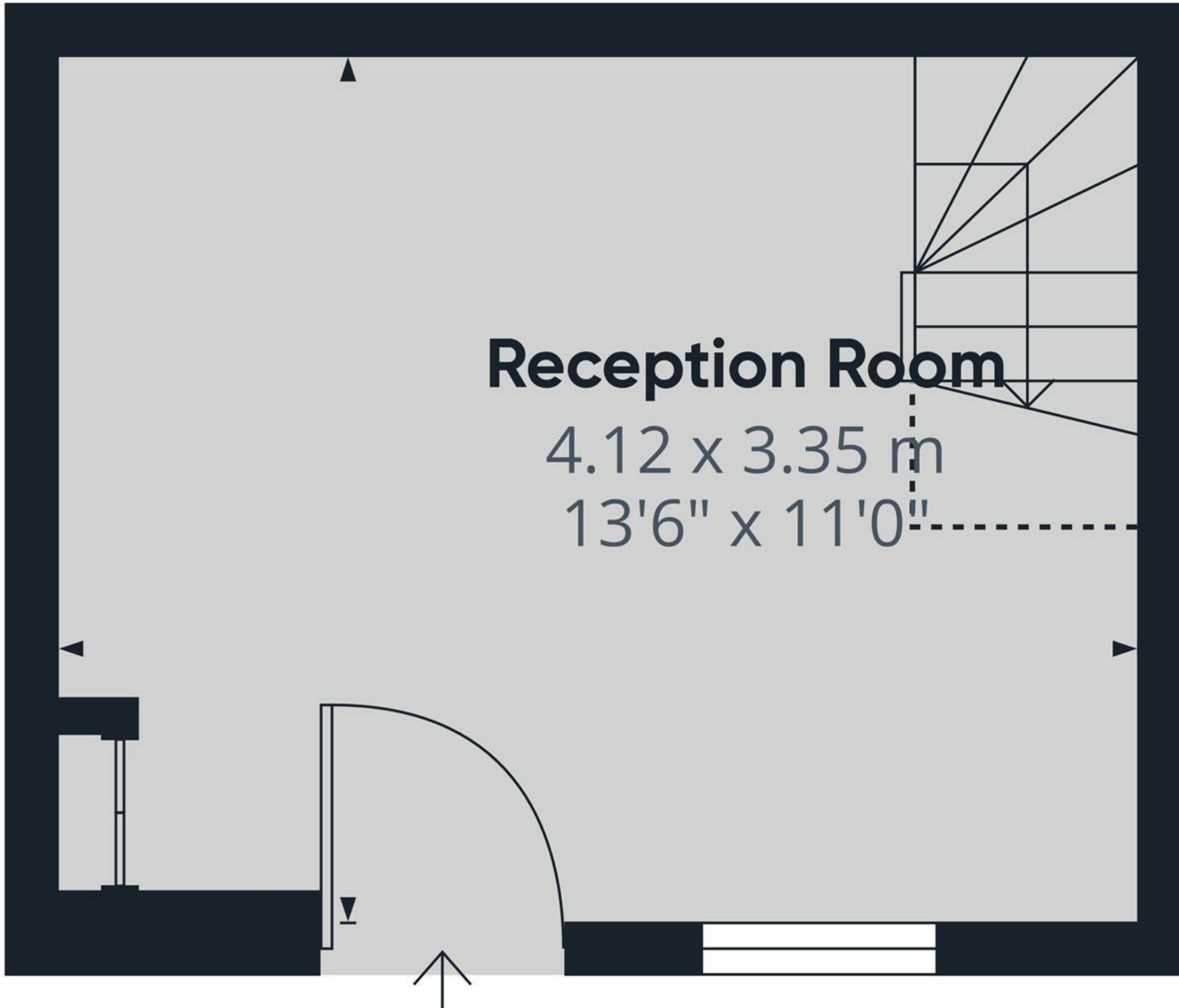
Upvc double glazed window and radiator.

OUTSIDE

Patio area and steps to a further garden area.







Reception Room

4.12 x 3.35 m

13'6" x 11'0"

Approximate total area⁽¹⁾

13.96 m²

150.27 ft²

Reduced headroom

0.8 m²

92.57 ft²

(1) Excluding balconies and terraces

Reduced headroom

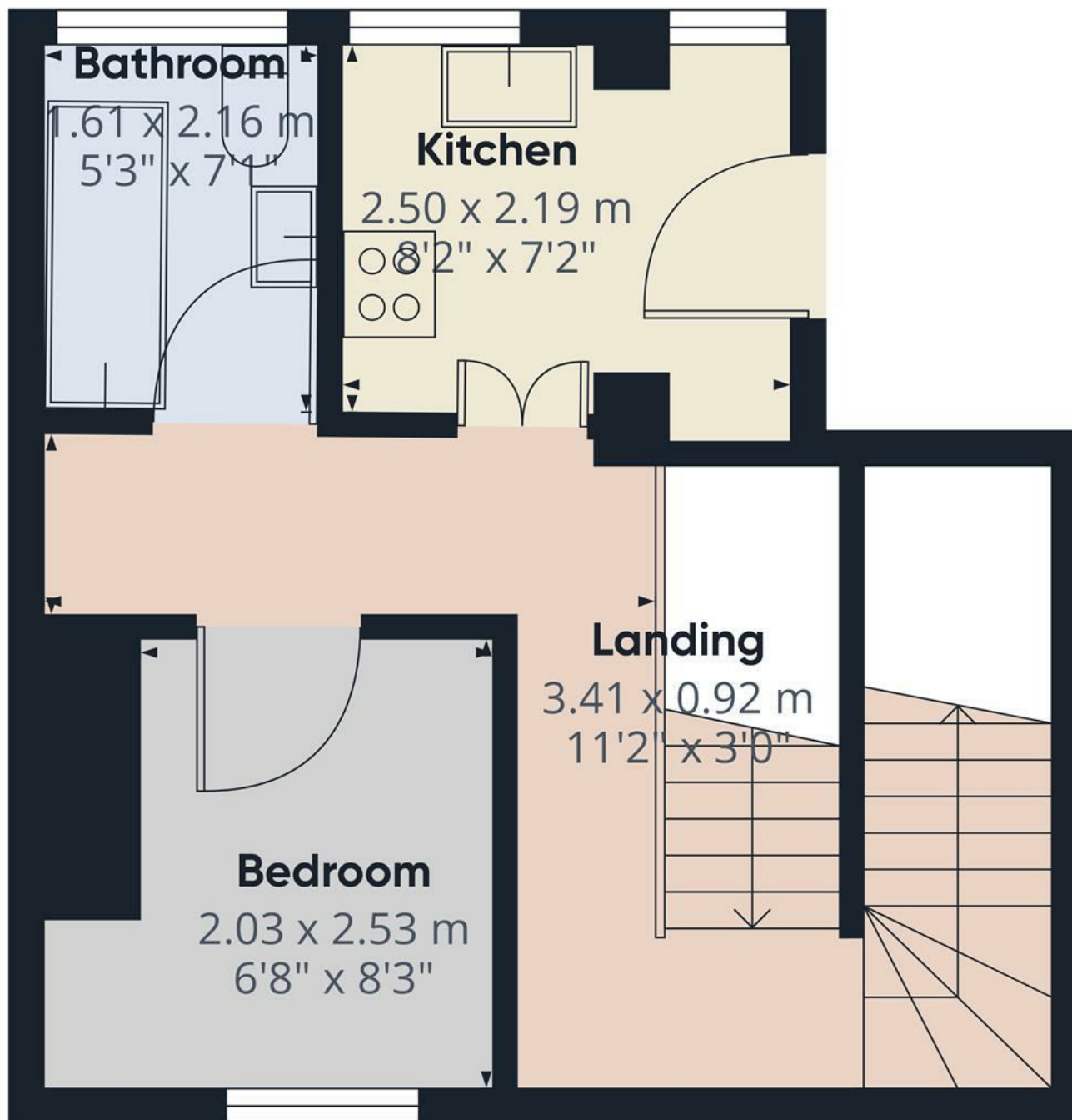
..... Below 1.5 m/5 ft

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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Floor 0



Floor 1

Approximate total area⁽¹⁾

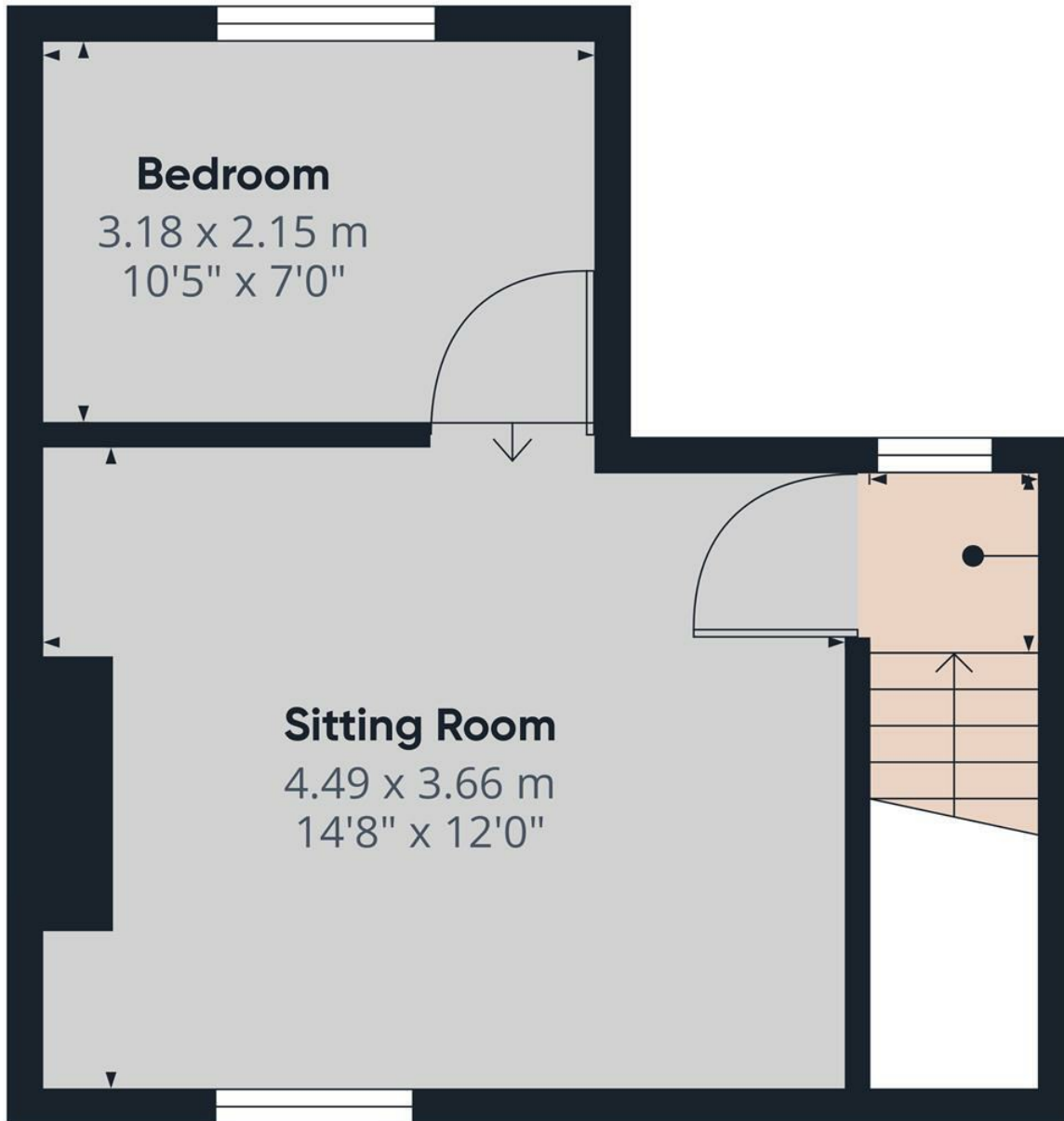
24.55 m²
264.25 ft²

(1) Excluding balconies and terraces

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Landing
1.03 x 1.08 m
3'4" x 3'6"

Approximate total area⁽¹⁾

23.73 m²
255.43 ft²

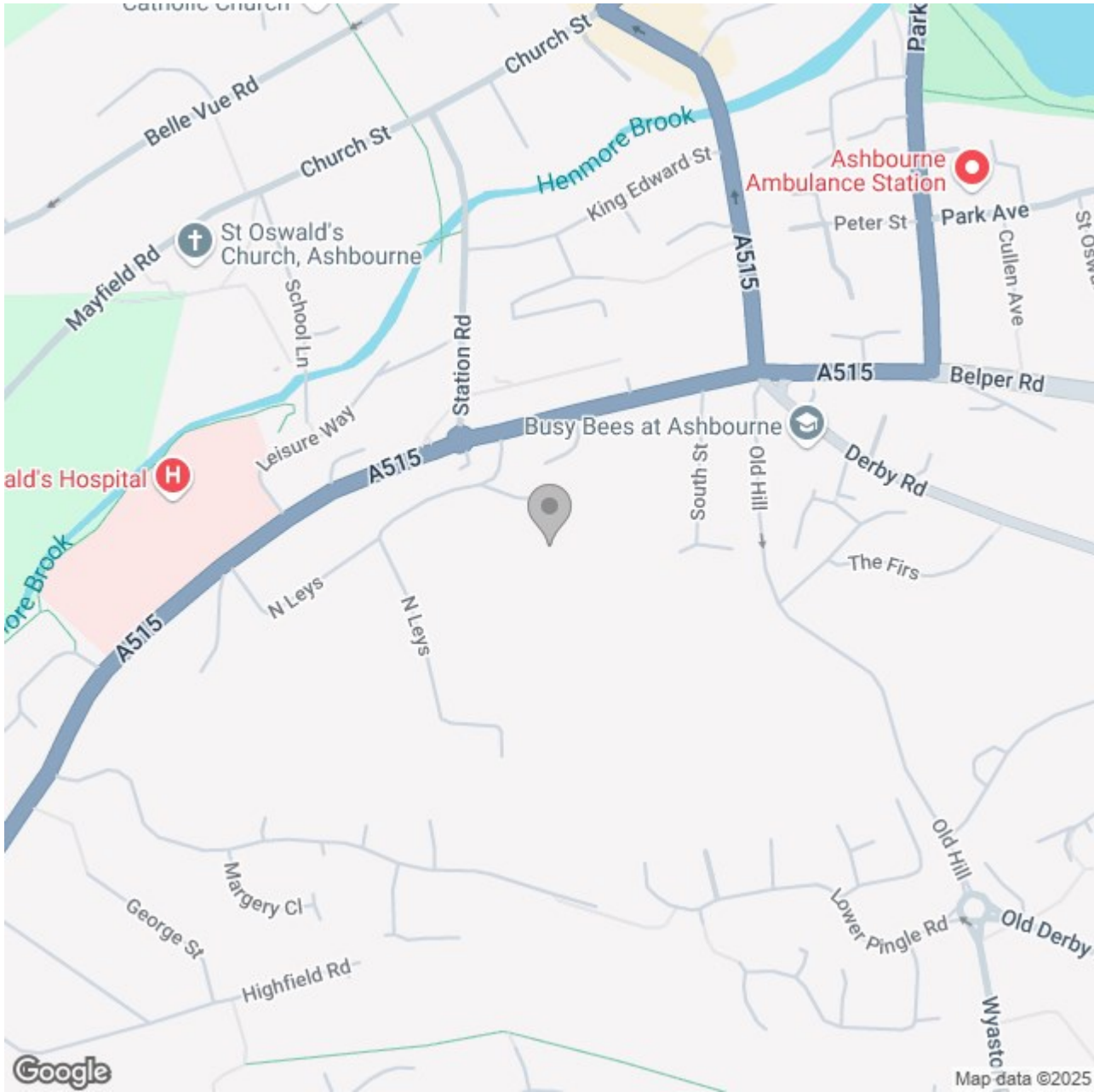
(1) Excluding balconies and terraces

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Floor 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	