

5 Station Street, Ashbourne, DE6 IDE

£750 PCM





\*\*\*\* OPEN PLAN DINING KITCHEN \*\*\*\* FULLY MODERNISED THROUGHOUT \*\*\*\* Convenient location on the edge of Ashbourne town centre. The property briefly comprise of; entrance hall, lounge, fitted dining kitchen with exposed brick fireplace and a cellar. Two first floor bedrooms and a new bathroom. Rear garden. Call ABODE to arrange your viewing.

#### HALL

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

#### LOUNGE

Bay window to the front, feature fireplace, radiator and open through to -

13'6 x 11'1 (4.11m x 3.38m)

#### DINING KITCHEN

Fitted units with work surfaces, breakfast bar and a sink unit. Plumbing and space for a washing machine, space for a cooker and further appliances. Exposed brick fireplace and chimney, upvc double glazed windows and door onto the garden and door to the cellar.

17'3 x 12'1 (5.26m x 3.68m)

#### CELLAR

Large space offering power and lights.

#### FIRST FLOOR LANDING

Doors to -

#### BEDROOM 1

Two upvc double glazed windows to the front and a radiator.

14'1 x 11'10 (4.29m x 3.61m)

#### BEDROOM 2

Two upvc double glazed window to the rear and a radiator.

12'3 x 10' (3.73m x 3.05m)

#### BATHROOM

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

8'11 x 6'10 (2.72m x 2.08m)

#### OUTSIDE





Rear garden with lower patio area and a raised area. Gated access to South Street.

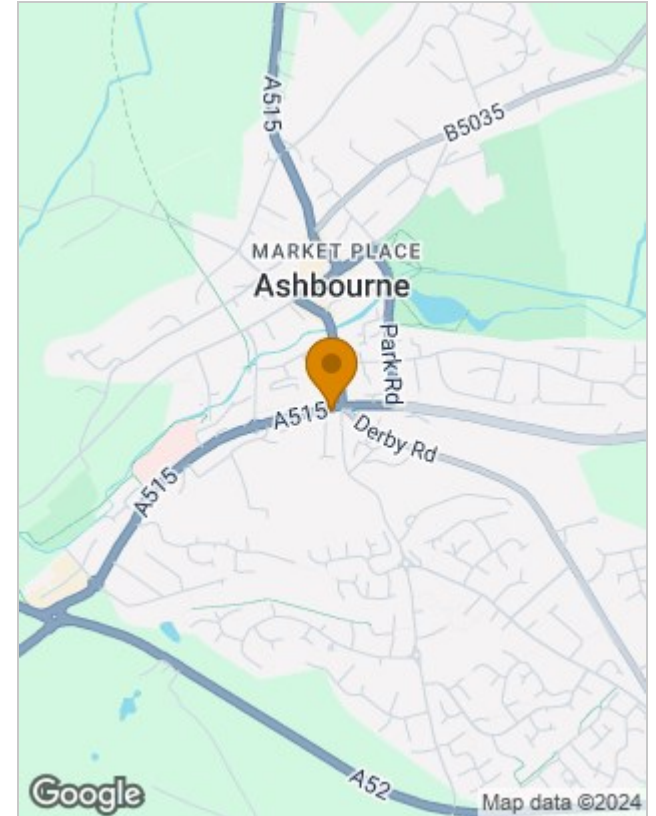




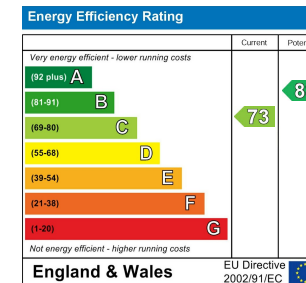
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.