







\*\*\*\* LOCATED IN THE  
HEART OF ASHBOURNE  
\*\*\*\* Great opportunity to  
for a first time buyer or  
investor. Character  
property offering an  
entrance hall, sitting room,  
kitchen diner, two double  
bedrooms, bathroom and  
a rear yard. MUST BE  
VIEWED





## HALL

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

## LOUNGE

Feature fireplace with electric fire, radiator and upvc double glazed window to the front.

## KITCHEN DINER

Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and extractor hood, integrated dishwasher, space for a fridge freezer, radiator, under stairs storage cupboard with plumbing for a washing machine and a upvc double glazed window and door to the garden.

## FIRST FLOOR LANDING

With doors to -

## BEDROOM 1

Upvc double glazed window to the rear and a radiator.

## BEDROOM 2

Upvc double glazed window to the front and a radiator.

## BATHROOM

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

## OUTSIDE

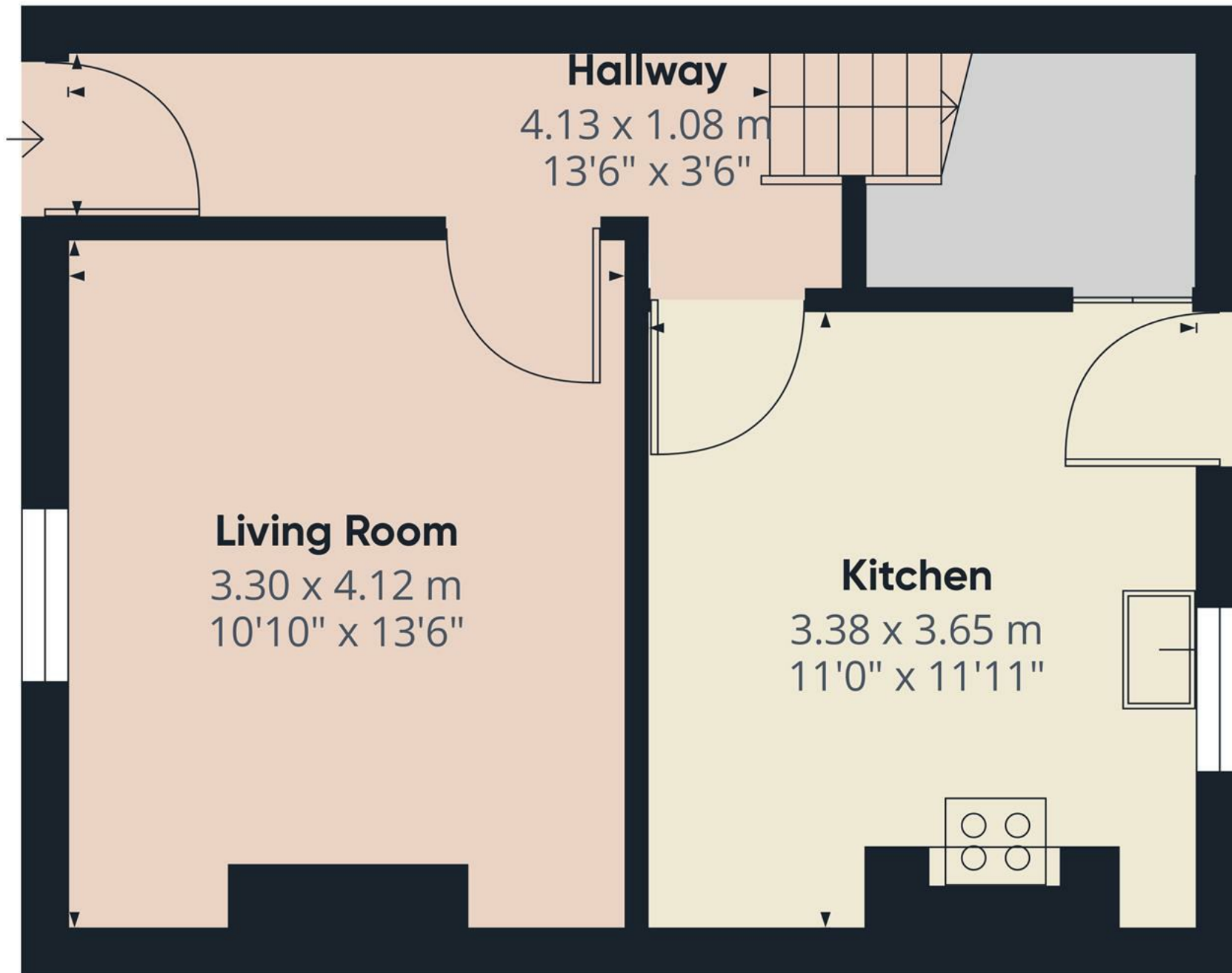
Rear garden/yard.











Approximate total area<sup>(1)</sup>  
33.73 m<sup>2</sup>  
363.06 ft<sup>2</sup>

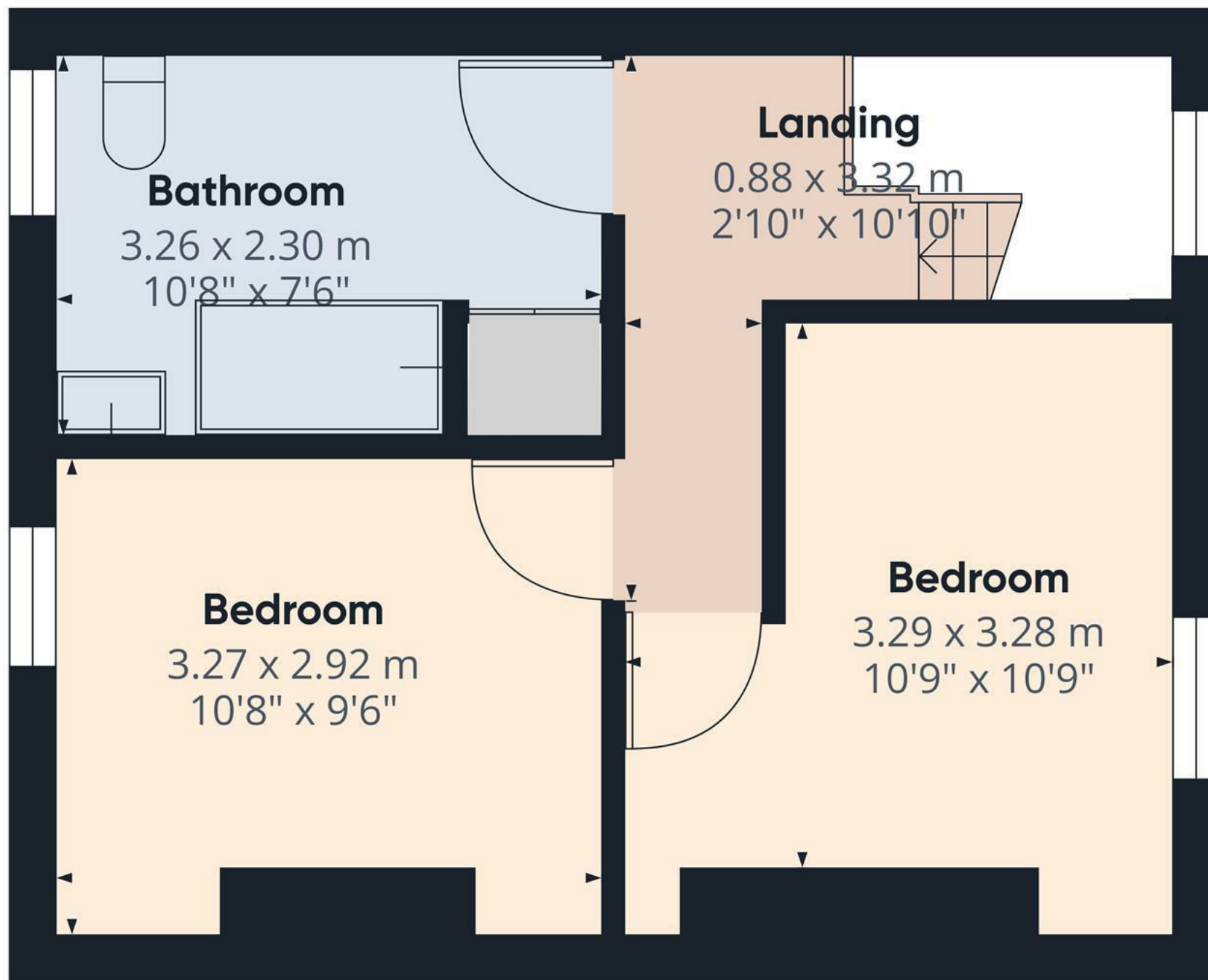
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 0



Floor 1

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

29.79 m<sup>2</sup>  
320.66 ft<sup>2</sup>

(1) Excluding balconies and terraces

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