





**** FULLY MODERNISED
WITH CHARACTER &
CHARM **** Grade II listed
property in the heart of the
historic market town of
Ashbourne. The property
has been finished to a high
standard and in brief offers
a hallway, cloakroom,
sitting room , fitted dining
kitchen and a study. Three
good size bedrooms,
bathroom and parking
space. INTERNAL VIEWING
HIGHLY RECOMMENDED



 **ABODE**
SALES & LETTINGS

REAR HALL

Entrance door into the hall with two storage areas, window to the rear doors to -

CLOAKROOM

low flush wc, wash hand basin, radiator.

STUDY

Window to the front, exposed beams and a radiator.

SITTING ROOM

Radiator, window to the front, exposed beams, doorway to the kitchen and door to the front hall.

KITCHEN DINER

Fitted wall mounted, base and drawer units with solid wood spark surfaces, belfast sink and mixer tap. Fitted electric oven and hob with extractor, integrated fridge and washing machine. Storage cupboard, window to the front, radiator, quarry tiled floor, spot light and exposed beam.

HALL

Entrance door from the front with storage cupboard, stairs to the first floor.

FIRST FLOOR LANDING

Exposed beams, two windows, radiator, stairs to the second floor and doors to -

BEDROOM 2

Window to the from, radiator and exposed beams.



BEDROOM 3

Window to the front, radiator and exposed beam, storage cupboard.







BATHROOM

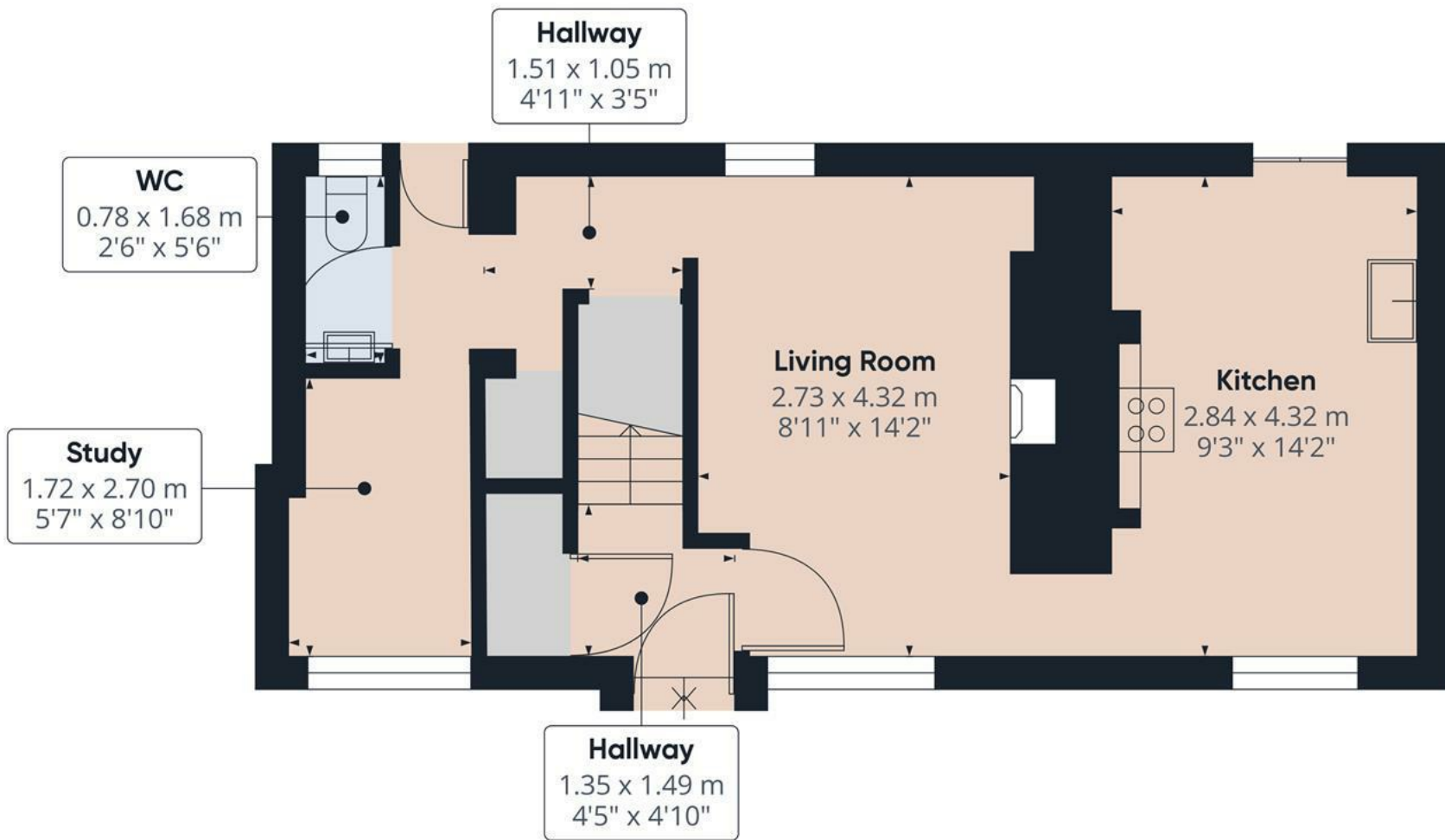
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, chrome ladder style, radiator, exposed beams and window.

OUTSIDE

Rear parking space.







Approximate total area⁽¹⁾
40.27 m²
433.47 ft²

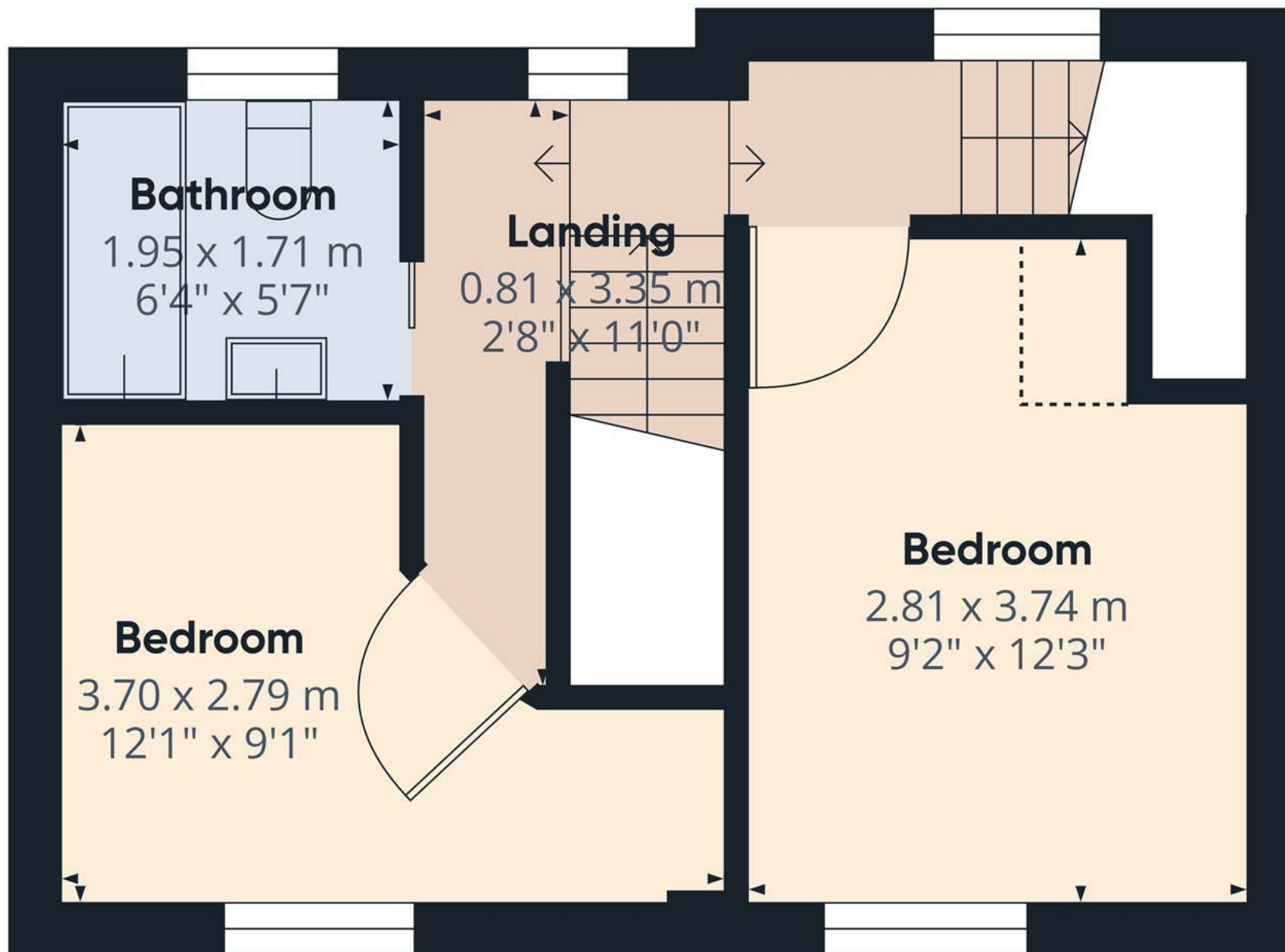
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 0



Approximate total area⁽¹⁾

27.21 m²
292.88 ft²

Reduced headroom

0.47 m²
5.04 ft²

(1) Excluding balconies and terraces

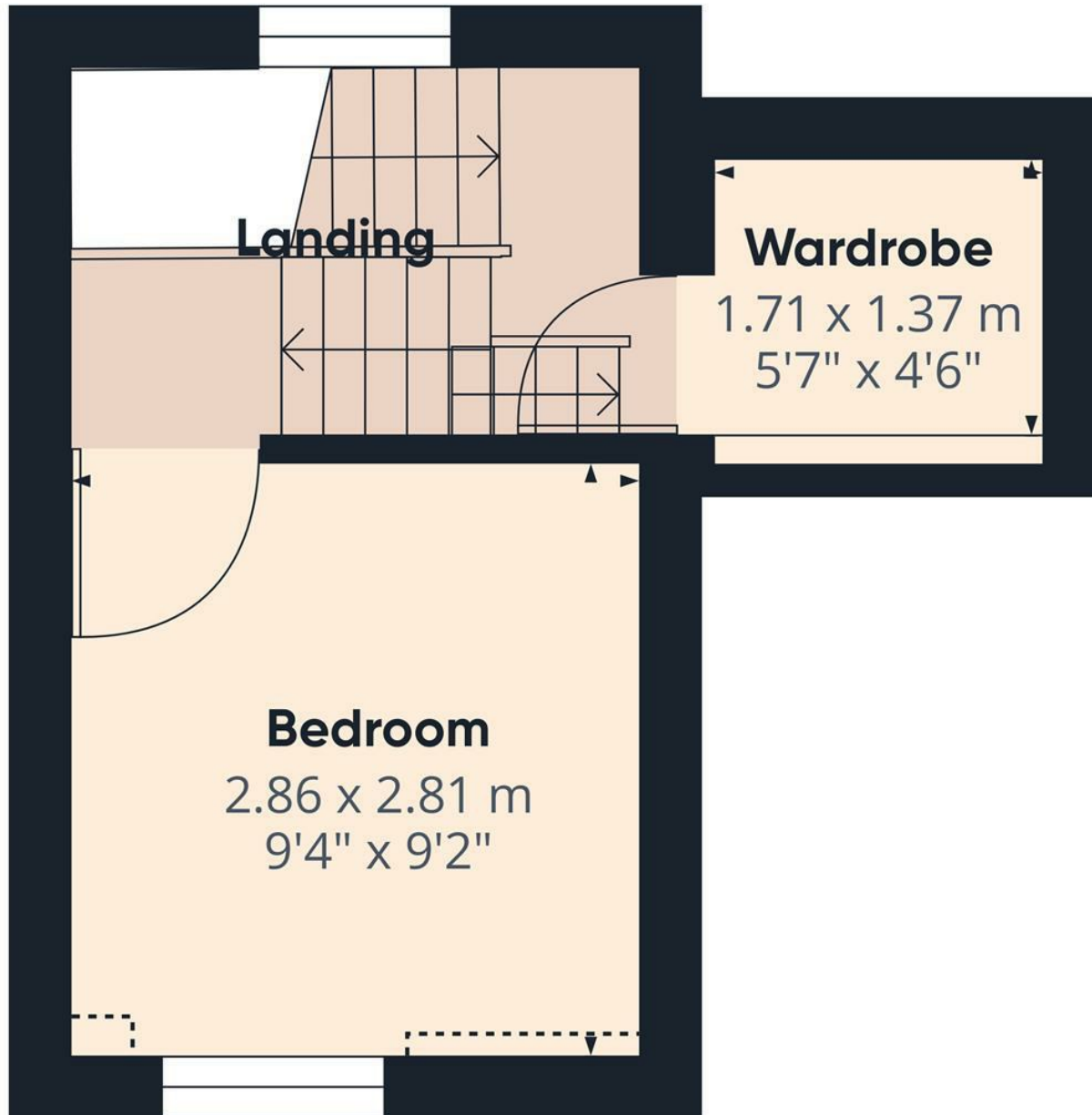
Reduced headroom
..... Below 1.5 m/5 ft

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Floor 1



Floor 2

Approximate total area⁽¹⁾

13.74 m²
147.9 ft²

Reduced headroom

0.15 m²
1.66 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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