

Clifton Road

Ashbourne, Derbyshire, DE6 1DR



Well-presented spacious traditional mid terrace house located on an elevated position within walking distance of Ashbourne town centre.

£199,950



John German 

A well-presented traditional two bedroom mid terrace property which has recently been partially renovated and decorated in a contemporary colour scheme with retained character features.

The entrance door opens into the living room with a beautiful feature fire surround with cast iron inset and dual windows to the front elevation.

An open archway leads into the dining room with door leading off to the stairs and a door leading into the kitchen which has a range of base and wall mounted units with roll edge work surfaces, contrasting tiled splashbacks and inset sink and drainer set beneath the side facing window. Appliances include an integrated oven with gas hob and extractor over, alongside space and plumbing for a washing machine and space for further appliances. A door leads out to the side elevation. From the kitchen a door leads down to the cellar which has been used as an additional family room/sitting room.

Stairs ascend to the first floor where the galleried landing gives access to two spacious bedrooms and the bathroom which has a double width shower cubicle with electric shower over, corner bath, pedestal wash hand basin and a WC, with full height tiling.

Outside to the front is a shared pathway leading to the front garden with display borders and a block paved area which would create a small seating area if required. The front enjoys views towards the hospital and church.

To the rear is a courtyard which leads to a small outbuilding and communal steps leading to a tiered garden with decked area, further paved area and views from the top of the garden.

Please note: The property is vacant so there is no internet currently connected. The property shares a right of way and communal steps leading to the garden.

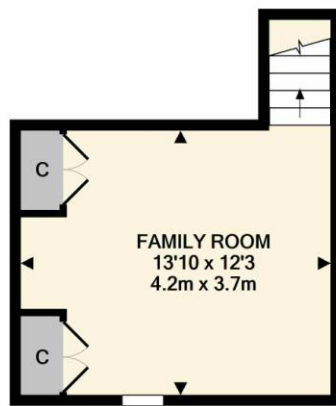
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

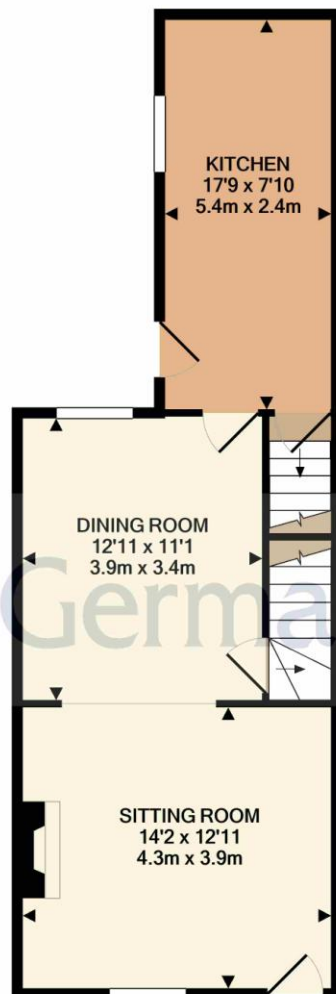
Useful Websites: www.environment-agency.co.uk;
www.derbyshiredales.gov.uk/planning-a-building-control

Our Ref: JGA/12042021

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B



BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	38 F	
1-20	G		



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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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