

Belle Vue Road

Ashbourne, DE6 1AT



A superbly situated 1920's style home that is convenient for the town centre enjoying glorious views. With its original layout and character, the property has further potential and is offered with vacant possession.

NO UPWARD CHAIN

£250,000



John German 

A panelled entrance door with fan light opens into the hallway off which is a good-sized front to rear lounge that affords lovely views over the front garden and St. Oswalds Church. Across the hall is a separate dining room with a chimney breast and bay window also enjoying those same front facing views.

To the rear is a breakfast kitchen with a range of oak base and wall units with roll edge work surfaces incorporating an inset sink and mixer tap with tiled splash backs, Indesit stainless steel cooker with extractor hood over together with window to side and a useful under stairs pantry cupboard.

Off the kitchen is a utility/rear hall having a quarry tiled floor, base unit with roll edge work surface and inset stainless steel, appliance space, plumbing for automatic washing machine (current appliance is included). Dual aspect windows overlook the side and rear and a door leads out to the rear garden.

There is an attractive return staircase with balustrade leading to the pleasant and light landing access to the loft and a window to the side. There are three attractive individual bedrooms served by a bathroom having a bath in tiled surround with electric shower over, pedestal wash hand basin, and airing cupboard with radiator together with an adjacent separate WC.

Importantly the property enjoys rear vehicular access via a service road to car parking and a sectional concrete single garage. From this point there is a footpath approximately 200m leading to open countryside and walks accessible from this rear aspect.

A gate leads to an enclosed garden with hedged boundaries, lawn with borders and gravelled patio area together with a brick store and timber garden shed.

The property enjoys an elevated plot on Belle Vue Road which is a renowned location in Ashbourne and enjoys lovely views over St. Oswald's church and to the far side of the valley. An enclosed southerly facing front garden has a lawn enclosed by hedging and a pathway leading to the front door and side pedestrian access.

The property is offered with vacant possession.

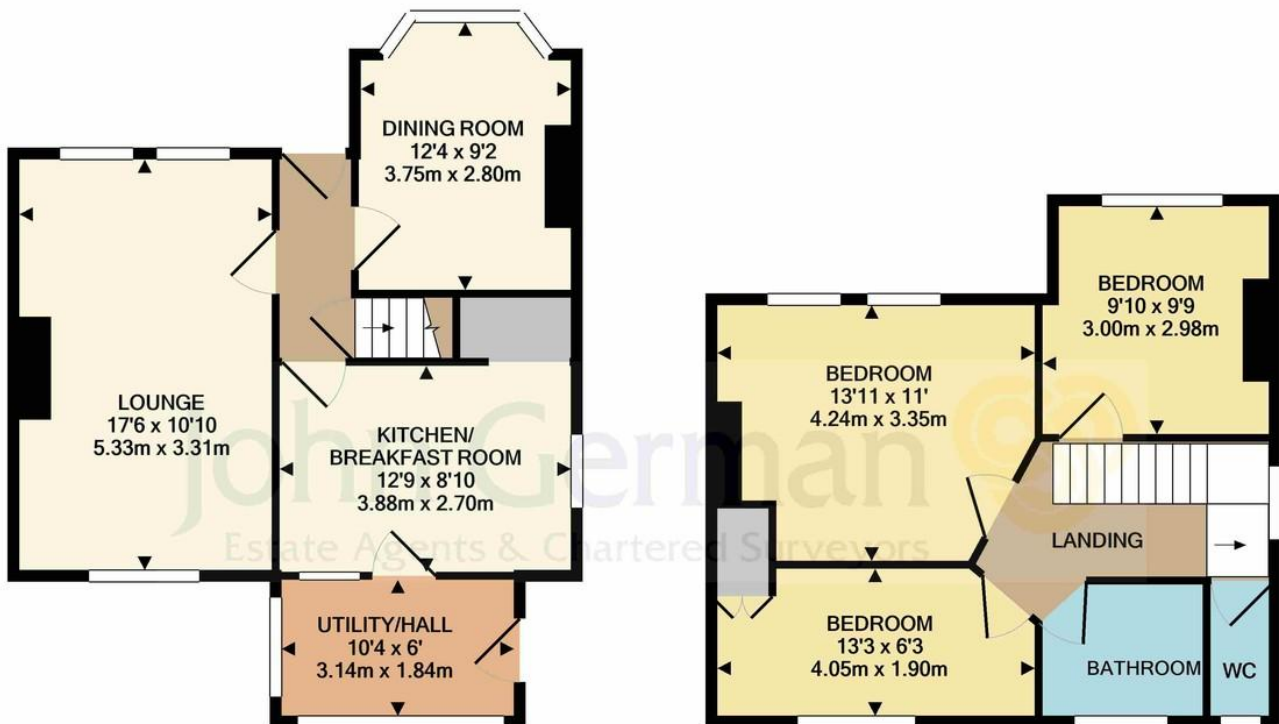
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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. Broadband services are available.

Useful Websites: www.environment-agency.co.uk
www.derbyshiredales.gov.uk

Our Ref: JGA/12052021

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



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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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