

Mayfield Road

Ashbourne, Derbyshire, DE6 1AS



A traditional end of terrace home, being an ideal first home or investment opportunity and attractively located with open rear aspects and good access to the town centre, plus the Peak District National Park.

Offered with vacant possession.

Guide Price of £160,000

John German

The property would make an attractive investment proposition with a successful letting track record over the last 5 years, most recently let at £650 pcm. The boiler is approx. 4 years old with a regular service history, current Electrical test certificate and gas safe certificate, and the property has been well maintained.

The accommodation has gas fired central heating and uPVC double glazing with a front sitting room having a modern fireplace, laminate flooring and box bay window.

A door leads to a separate dining room, having stairs rising up to the first floor as well as access given to the kitchen. The recently fitted kitchen is equipped with a gas hob with extractor hood over and electric oven under, stainless steel sink with mixer tap, plus tiled splashbacks and flooring, together with appliance space for an under worktop fridge and plumbing for washing machine. Off here, a side door leads to a double-glazed enclosed porch with a door in-turn leading out into the garden.

The first-floor has a gallery-style landing with balustrade, useful storage cupboard, a window to the rear, and serves three bedrooms, plus a modern bathroom with a white and chrome suite comprising panelled bath and tiled surrounds with mixer shower and screen over, WC, pedestal wash basin and cupboard housing the gas-fired combination boiler.

Outside, there is a side shared pedestrian access leading to the rear garden which enjoys a patio area and lawns backing onto open space.

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

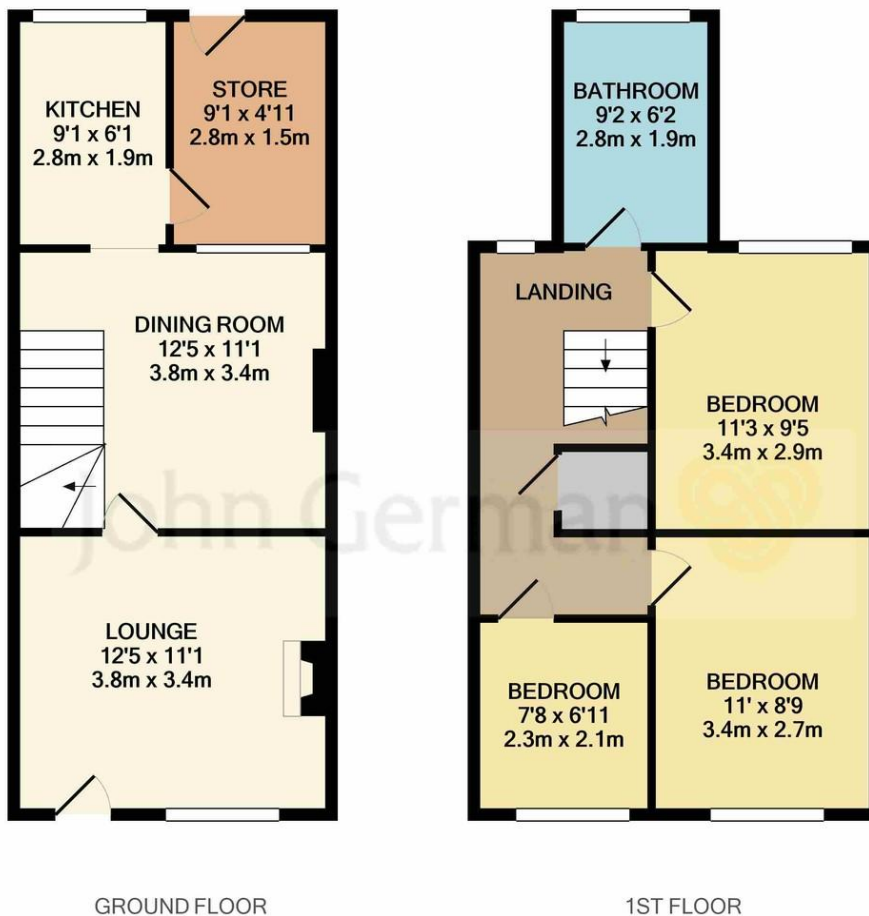
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications

Our Ref: JGA/09122021

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



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		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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Agents' Notes

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