

Buxton Road
Ashbourne, DE6 1EX



Walking distance to all of Ashbourne's town centre facilities and amenities this delightful, two-bedroomed cottage is full of character but with a modern twist, ideal first time purchaser, professional or retired couple the property would also make an excellent buy-to-let investment purchase or holiday cottage opportunity.

£165,000

John German

At the front of the property is a lovely sitting room with log burning stove, sash window and real wood flooring.

Leading onto a modern kitchen fitted with shaker style base and eye level units with wooden block worksurfaces, built-in oven, four ring gas hob, pull out extractor fan, Belfast sink, tiled splashbacks and an integrated dishwasher, spaces have been left for a washing machine and fridge freezer.

Open plan to the kitchen is a cosy dining area with barrel ceiling and a large walk-in storeroom.

On the first floor are two bedroom and a stunning four piece suite comprising roll top claw foot bath, separate shower enclosure, wash basin in vanity unit with storage cupboard beneath and a concealed flush WC.

Outside to the rear of the property is a small yard area ideal for storage and steps lead up to a fully enclosed paved terrace which is a great space for catching a few rays of dining alfresco with stunning views over the roof tops of Ashbourne up to the countryside beyond.

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

Our Ref: JGA/08032023

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







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 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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Referral Fees

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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