





Well-presented three-bedroom mid terraced property, located in a popular village location of Mayfield, with a delightful lawned garden with patio seating area and single detached garage. The property is ideal for a first-time buyer or investor.

£190,000



Being approximately 3 miles from the centre of the renowned market town of Ashbourne known as the gateway to Dove Dale and the famous Peak District National Park which provides some stunning and beautiful scenery. The front door opens into the sitting room, which has a central heating radiator, feature marble fireplace with inset electric fire with built-in recess cupboards and shelving. Sealed units double glazed windows in UPVC frames to front and opening leading into:

The dining kitchen, which has tile flooring, rolled edge preparation surfaces with inset one and a half stainless steel sink with adjacent drainer and chrome mixer tap over with tiled splashback surround. Having a range of cupboards and drawers beneath with integrated electric fan assisted oven with four ring electric hob over with extractor fan canopy over, freestanding space for fridge freezer. Complimentary wall mounted cupboards over and wooden latch door opening into staircase to first-floor. Wooden door provides access to:

Inner lobby area, with continuation of tile flooring with useful built-in cupboards with appliance space and plumbing for dishwasher beneath, opaque UPVC door to utility area and door provides access to the:

Shower room, which has a white suite comprising pedestal wash hand basin with chrome mixer tap over, low-level WC, double shower cubicle with chrome mains shower over, chrome ladder style heated towel rail, electric extractor fan and sealed unit double glazed opaque window in UPVC frame to side.

Moving into the utility area, it has a tile floor, with appliance space and plumbing for washing machine and separate tumble dryer and other white goods. Electric extractor fan and sealed unit double glazed UPVC stable door providing access to rear.

On the first floor landing, there are doors providing access to bedrooms with sealed unit double glazed window in UPVC frame to rear and a staircase to the second floor.

The principal bedroom has useful built-in wardrobes and dressing table, central heating radiator and sealed units double glazed windows in UPVC frames to front.

The second bedroom has a central heating radiator, and sealed unit double glazed window in UPVC frame to rear.

Bedroom three, on the second floor, has a central heating radiator and sealed unit double glazed window in UPVC frames to front.

Outside to the front of the property is a delightful front courtyard seating area. To the rear of the property is a lawned garden with timber fence surround with a raised patio sun terrace seating area at the foot of the garden. The property also benefits from a single detached garage, with power and lighting.

**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: <a href="www.gov.uk/government/organisations/environment-agency">www.gov.uk/government/organisations/environment-agency</a>
Our Ref: JGA03072023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

| Part |











## John German 🧐





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.

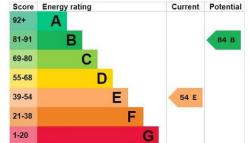
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

Money Limited.

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

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this

surveyor. In making that decision, you should know that we receive up to £90 per referral.



OnTheMarket rightmove 🗅







## John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6



as hbourne @johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent