

Buxton Road
Ashbourne, DE6 1EX



Two bedroom mid-terrace property, currently run as a successful holiday let, ideal for an investor or first time buyer.

Offers In Excess Of £150,000

John German

Nestled within the heart of Ashbourne, this charming two-bedroom mid-terrace cottage presents an exciting investment opportunity. Currently operating as a successful holiday let, Rosie Cottage boasts a central location and proximity to local amenities, this property is a must-see for both investors and those seeking a holiday home or potential first home. The property is sold with the benefit of no upward chain and internally briefly comprises sitting room, breakfast kitchen with large pantry cupboard, bathroom and on the first floor are two bedrooms.

Entering Rosie Cottage into the sitting room, which has wooden sash windows to front, with secondary glazing, central heating radiator and feature Firefox burner with tiled hearth.

An opening leads into the kitchen, with tile flooring and rolled edge preparation surfaces with inset stainless-steel sink, adjacent drainer and hot and cold tap over with tile splash back. Having a range of cupboards beneath with freestanding Hotpoint oven and four ring gas hob over. Complimentary wall mounted cupboards, double glazed window in wooden frames to rear. Wooden latch door opens into a useful utility/pantry room with Worcester combination boiler and appliance space and plumbing for washing machine and fridge. There is a staircase to the first-floor and another wooden latch door, which provides access to the bathroom.

The bathroom has a continuation of the tile flooring and a white suite comprising pedestal wash hand basin with hot and cold chrome taps over, low-level WC, bath with hot and cold taps over and electric shower over. Central heating radiator and double glazed windows in wooden frame to rear.

On the first floor landing there are doors off to both bedrooms. Bedroom one has useful fitted wardrobes, central heating radiator and wooden sash windows to front with secondary glazing.

The second bedroom has a central heating radiator, double glazed windows in wooden frame to rear and useful built-in storage cupboards and shelving units.

Outside to the rear of the property is a charming and low maintenance, sheltered patio seating area with artificial lawn.

Notes:

The property is grade II listed and situated in the Ashbourne conservation area.

The owner has a right of way to the rear of the property.

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.

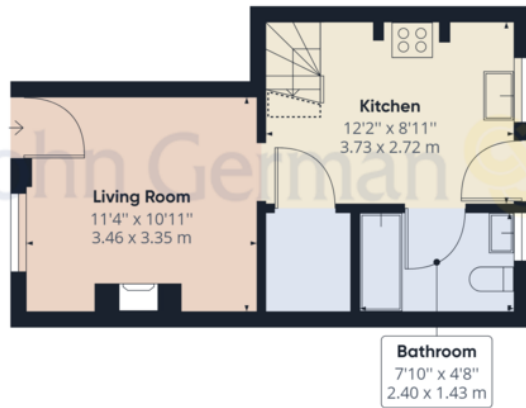
Useful Websites:

www.gov.uk/government/organisations/environment-agency

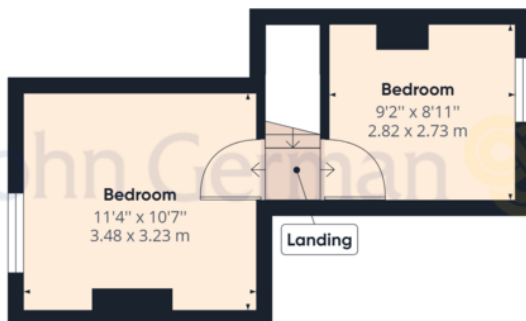
www.derbyshiredales.gov.uk

Our Ref: JGA/09082023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

494.25 ft²
45.92 m²

Reduced headroom

4.10 ft²
0.38 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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