

George Street
Ashbourne, DE6 1DW



Three bedroom terraced property, perfect for first-time buyers or investors. No upward chain. Notable features include a spacious rear garden and potential to easily create off-street parking. Inside boasts a well-equipped kitchen, utility space, guest cloakroom, and three bedrooms.

£210,000

John German

A spacious three-bedroom mid-terrace property, refurbished by the current owners, ideal for a first-time buyer or investor. The property is sold with the benefit of no upward chain, sealed unit UPVC double glazing and gas fired central heating. Internally briefly comprises of entrance hallway, sitting room, kitchen, utility area and guest cloakroom. To the first floor are three bedrooms and a bathroom. One of the main selling features of the property is its spacious rear garden and with further potential to easily create off-street parking to the front of the property (subject to any necessary permissions).

The highly sought after market town of Ashbourne is known as the gateway to Dovedale and the Peak District National Park comprising Britain's oldest National Park and providing some stunning and beautiful scenery. The town provides an excellent and varied range of amenities including shops, schools, transport and recreational facilities and it is situated only 13 miles west of Derby City Centre. The A50 dual carriageway is located some 8 miles to the south of the town and provides convenient onward travel to the M6 and Stoke on Trent to the west and the M1 and other East Midland Centres including East Midlands International Airport to the east.

Entering via a UPVC door into the entrance lobby area, there is a staircase to the first-floor and opening leading to the sitting room, which has a useful under stair storage cupboard and fireplace with inset electric fire with marble hearth and timber fireplace surround. With a wooden door leading to the;

Kitchen, with rolled edge preparation surfaces with inset stainless-steel sink with adjacent drainer and chrome mixer tap over with tile splashback surround, having a range of cupboards and drawers beneath with appliance space and plumbing for a washing machine or other white goods with further freestanding space available for a fridge/freezer. There is a Range Master oven with five ring gas hob over with matching extractor fan canopy over, complimentary wall mounted cupboards, electric circuit board and UPVC door providing access to the rear garden. Wooden door leads to the:

Utility space, with rolled edge preparation services with appliance space and plumbing for a washing machine and extraction vent for a dryer. A wooden latch door opens to the guest cloakroom, which has a low-level WC and wall

mounted wash hand basin with hot and cold taps over with tile splash back, and electric extractor fan.

On first floor landing, there is a loft hatch access with doors off providing access to the bedrooms and bathroom.

Two of the bedrooms are double in size, with bedroom one having useful built-in wardrobes and storage space with further built-in cupboard housing ideal combination boiler with shelving above. The third bedroom is a good-sized single.

Moving into the bathroom, it has a white suite with pedestal wash hand basin with hot and cold chrome taps over, low-level WC, bath with hot and cold taps over, electric shower and electric extractor fan.

Outside to the rear of the property is a patio seating area which gives way to a raised lawn with mature hedging borders with planting area with plum slate surround. Please note there is access across the rear of the properties, providing access to the front.

Outside to the front property is a low maintenance garden with planting area with plum slate and mature hedge surround. However, please note there is potential to easily create off-street parking/driveway (subject to any necessary permissions), with the benefit of already having a dropped curb in place.

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

Our Ref: JGA14122023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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