

Rousseau Court

Ashbourne, DE6 1GL



Ideal for first time buyers, two double bedroom with ensuites, semi detached home featuring a dining kitchen and sunroom looking out onto a south facing garden. Walking distance to town with allocated off street parking and solar panels (owned by the seller) generating an income of approx. £1000 PA.

£200,000

John German

A well-presented, two-bedroom semi-detached property in Ashboume, ideal for a first time buyer or property investor. Located within walking distance of local shops, schools and other amenities. The property is sold with the benefit of gas fired central heating, sealed unit uPVC glazing and internally briefly comprises entrance hallway, guest cloakroom, sitting room, dining kitchen with a sunroom. To the first floor are two double bedrooms both fitted with ensembles. Outside the property boasts a south facing garden and off-street parking.

Upon entering the property, into the reception hallway, there is a tiled floor with a staircase to the first floor. Doors off provide access to the guest cloakroom and living room. The guest cloakroom features a wash hand basin equipped with hot and cold chrome taps, set within a vanity base cupboard, low-level WC, and an electric extractor fan. Also found in this room is the electric circuit board and electrics for the solar panels. In the sitting room, the feature of the room is a log effect gas fire with tile hearth, with adjacent storage cupboards. There is also a useful fitted bookshelf, decorative picture railing and a useful under stairs storage cupboard.

Moving into the dining kitchen, it has rolled-edge preparation surfaces with a composite 1 1/2 sink with an adjacent drainer and chrome mixer tap, with tiled splashback surround. Peninsula with recycling drawer beneath and a further range of cupboards and drawers. Free-standing washing machine, fridge, freezer, and integrated fan-assisted oven with grill, Bosch four ring induction hob with extractor fan and complimentary wall mounted cupboards. A delightful feature of the dining kitchen is the attached sunroom with uPVC bi-folding doors offering a transition between indoor and outdoor living, opening onto a charming southerly facing garden.

On the first-floor landing, there are door off to both double bedrooms and a loft hatch access with a pull-down ladder into the partially boarded loft. The master bedroom has useful built in wardrobes with mirrored doors, dressing table with drawers and door into the ensuite. The ensuite has tiled flooring, a wash hand basin with a chrome mixer tap over with vanity base unit beneath, low-level WC, double shower unit with a mains waterfall shower and a hand-held shower

head, along with an electric extractor fan and shaver point. Chrome ladder style heated towel rail and an airing cupboard housing the Ideal combination boiler. Moving to the second bedroom, with decorative wooden panelling and picture railing, with a door into the ensuite. The ensuite comprises tiled flooring, a wash hand basin with chrome mixer tap and vanity base cupboard beneath, mirrored cabinet, low-level WC (please note, this is a Saniflo toilet), and a corner shower unit with electric shower. There is a chrome ladder style heated towel rail and electric extractor fan.

Outside to the front of the property is a small patio area with planting and hedge border, with a timber bike shed with sliding door. To the rear of the property is a private and well presented southerly facing garden with patio seating area and laid lawn. To the side of the property is a further patio area and green house with a gate that leads to a public green area, which is maintained by the council. The property also comes with the additional benefit of designated parking, offering sufficient space for up to two small vehicles.

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

Property construction: Brick. **Parking:** Drive. **Electricity supply:** Mains.

Water supply: Mains. **Sewerage:** Mains. **Heating:** Gas central heating.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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