

Lodge Avenue  
Ashbourne, DE6 1DU



Immaculate turn key three-bedroom semi-detached property, perfect for **FIRST TIME BUYERS** or **INVESTORS**. Notable features include off-street parking, low maintenance rear garden. Viewing Essential.

Asking Price Of £200,000

John German

Immaculately presented and well maintained three bedroom, semi-detached turnkey property situated in a popular location in Ashbourne within walking distance to amenities and schooling, making the property ideal for a first-time buyer or investor. The property is sold with the benefit of off-street parking, gas fired central heating and sealed unit double glazing throughout. Internally briefly comprises of entrance hall, sitting room, dining kitchen. To the first floor are three bedrooms and a bathroom.

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

Having UPVC door provides access to the entrance hallway, which has a tiled floor, doors off to the sitting room and a staircase leading to the first floor.

The sitting room has a feature decorative fireplace with a wooden door leading to the dining kitchen. The dining kitchen has a tiled floor throughout with underfloor heating (electric), with rolled edge preparation surfaces with inset 1 ½ composite sink with adjacent drainer and chrome mixer tap over with tile splashback surround. There are a range of cupboards and drawers beneath with appliance space and plumbing for a washing machine, integrated electric fan assisted oven and grill with four ring electric hob over with extractor fan canopy. Complimentary wall mounted cupboard housing electric circuit board. There is a useful under stair storage space having appliance space for a tumble dryer.

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

Bedroom one and two are both good sized doubles with the third bedroom being a single, currently utilised as a dressing room.

The bathroom is fully tiled, with tile flooring having underfloor heating (electric). The white suite comprises wash hand basin with chrome mixer tap over with vanity base cupboard beneath, low-level WC, double shower cubicle with chrome mains waterfall shower and handheld showerhead. Electric extractor fan.

Outside to the front of the property is a driveway providing off-street parking, with adjacent front lawn with timber fence surround and timber shed. To the rear of the property is a well-presented low maintenance garden with steps down to a further patio area perfect for hosting or alfresco dining. A wooden gate leads to a further garden/planting area.

Agents note – We would like to inform all prospective purchasers that the vendor of this property has a connection with an employee of John German.

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

**Property construction:** Standard

**Parking:** off street

**Electricity supply:** mains

**Water supply:** mains

**Sewerage:** mains

**Heating:** gas

(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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA29012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor



John German

**Approximate total area<sup>®</sup>**

685.15 ft<sup>2</sup>  
63.65 m<sup>2</sup>

**Reduced headroom**

6.08 ft<sup>2</sup>  
0.56 m<sup>2</sup>

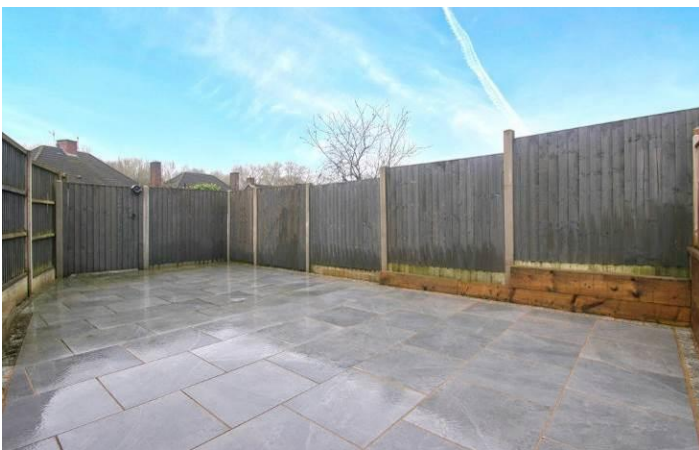
Excluding balconies and terraces

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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German  
Compton House, Shawcroft, Ashbourne, Derbyshire, DE6  
1GD

01335 340730  
ashbourne@johngerman.co.uk

#### Agents' Notes

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#### Referral Fees

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Loughborough | Stafford | Uttoxeter

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