

Lime Grove

Ashbourne, DE6 1HP



Immaculately presented three bedroom end terrace house located in a popular cul-de-sac location in Ashbourne. Ideal for a first time buyer, investor or downsizer.

£240,000

John German

This well presented and maintained three bedroom end-terraced property with off-street parking and a garage is located on a popular cul-de-sac within walking distance to schools, public transport, amenities and parks. Ideal for first time buyers, investors or downsizers, the property is sold with the benefit of gas fired central heating and seal unit double glazed windows throughout.

Ashbourne is an historic market town known as "The Gateway to the Peak District" due to its convenient location to the Peak District National Park. With easy access to the A50 (9 miles) connecting up to M1 & M6 motorway links. Famous for its annual Royal Shrovetide Football which is played on Shrove Tuesday and Ash Wednesday. Blessed with a vast array of amenities and facilities, within a thriving town centre which offers a plethora of individual shops. Ashbourne has a popular golf course on the outskirts of the town and has the sought after high school of Queen Elizabeth Grammar School (QEGS). There is a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services and nearby train stations at Uttoxeter and Derby.

Enter the property through a composite door into the reception hallway where stairs rise to the first floor. A door opens into the sitting room which has a decorative feature fireplace, useful under stair storage cupboard and an opening leading into the kitchen.

The dining kitchen has rolled edge preparation surfaces with inset stainless steel sink with chrome mixer tap over with tile splashbacks around plus a range of modern cupboards and drawers. Integrated appliances include fridge freezer, dishwasher, electric fan assisted oven and grill plus a four ring gas hob over with extractor fan canopy. There are complementary wall mounted cupboards, one of which houses the combination boiler. There is a useful breakfast bar with seating and cupboards beneath, recycling drawer and wine cooler. A double glazed uPVC sliding door provides access to the garden room that has sealed unit double glazed windows in UPVC frames to both sides and French doors opening onto the rear garden.

On the first floor landing, there is a loft hatch access with ladder to a partially boarded loft, useful over stair storage cupboard and doors off to the bedrooms and bathroom. Bedrooms one and two are both double bedrooms, with the principal bedroom having useful built in wardrobes with mirrored sliding doors. The third bedroom is a good sized single, currently utilised as a nursery room, also have a useful over stair storage cupboard.

The bathroom is fully tiled having a white suite comprising pedestal wash hand basin with chrome taps over, low level WC, bath with chrome and electric waterfall shower, chrome ladder style heated towel rail and electric extractor fan.

Outside to the rear of the property is a low maintenance garden with a patio seating area with plum slate surround and gate allowing access to the rear off-street parking space and single garage with an up and over door (5.4m x 2.8m approx.). To the front of the property is a block paved driveway providing ample of street parking for multiple vehicles.

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: Superfast Fibre

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

Our Ref: JGA/31012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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