

# Cavendish Drive

Ashbourne, DE6 1SR

John   
German





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£200,000

**Two bedroom modern terraced with a driveway providing off-street parking and a well presented south facing garden.  
Ideal for first time buyers, downsizers and investors.**

A two-bedroom terraced home located in a convenient and popular area of Ashbourne. This property is perfect for first-time buyers, couples looking to downsize from larger properties, or buy-to-let investors, offering a practical layout and a good location close to local amenities and parks. The property is sold with the benefit of gas fired central heating and uPVC double glazing.

Walking into the reception hallway, there is a staircase to the first floor and doors off to the kitchen, lounge/diner and guest cloakroom. The guest cloakroom has a wash hand basin with chrome mixer tap, low level WC, electric extractor fan, wall mounted electric circuit board and solar panel controls.

The kitchen has rolled edge preparation surfaces with inset 1 ½ stainless steel sink with a chrome mixer tap with tile splashbacks surround. There are a range of cupboards and drawers, an electric oven and grill, a four ring gas hob over with extractor fan, appliance space and plumbing for a washing machine plus a separate freestanding fridge and separate freezer.

Walking into the lounge/diner, it has uPVC French doors providing access to the rear south facing garden, electric fireplace and a large understairs storage cupboard.

Moving onto the first floor landing, there is a loft hatch access and doors off to the bedrooms and the bathroom.

Bedroom one is a good sized double with a useful overstairs storage cupboard and a adjacent separate built-in wardrobe. The second bedroom is also a good size with a rear outlook.

The bathroom has a white suite comprising pedestal wash hand basin with chrome mixer tap, a low level WC, a bath with chrome mixer tap and chrome mains shower with a glass shower screen. Additional features include an electric extractor fan and shaver point.

Outside to the rear of the property is a well presented south facing garden with paved patio seating area and artificial lawn, a timber shed and gate providing access at the rear.

To the front of property is a tarmac driveway providing off street parking for two cars.

**Please note:** The property has solar panels that are believed to be owned outright by the seller. There is an annual maintenance charge of around £311.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard      **Parking:** Off street parking      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Gas

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

**Broadband type:** Superfast 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:** JGA/03102024









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### Agents' Notes

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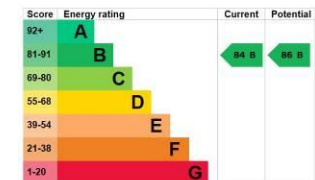
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