## Lorash, The Channel

Ashbourne, DE6 1FB





Located in the heart of Ashbourne, Lorash is a detached two-bedroom home within walking distance of the market place. Sold with no upward chain, it features two double bedrooms, a lounge/diner, kitchen, shower room and a low-maintenance courtyard garden.

Viewing is recommended.

£180,000



Situated in the heart of Ashbourne, Lorash offers a prime central location within easy walking distance of the market place and local amenities. This well-proportioned two-bedroom detached property presents an excellent opportunity for a wide variety of purchasers. The property is sold with the benefit of no upward chain, gas fired central heating and the accommodation comprises two generously sized double bedrooms and a shower room. On the first floor is a lounge/diner providing comfortable living space and a kitchen. The low-maintenance courtyard garden offers a private outdoor area that requires minimal upkeep. With its sought-after location and practical layout, Lorash is well-suited for those wanting a conveniently placed home in Ashbourne, whether as a main residence or an investment opportunity.

A composite door opens into the entrance hallway, providing access to both bedrooms and a staircase leading to the first floor. Bedroom one is a spacious double, featuring useful under-stair storage, a built-in cupboard, and a wardrobe. A door leads directly to the shower room.

Fully tiled throughout, the shower room includes a white suite comprising a wash hand basin with a chrome mixer tap and base cupboards beneath, a low-level WC and a shower with a chrome mains shower. There is also a chrome ladder-style heated towel rail and an electric extractor fan. A second double bedroom benefits from a built-in cupboard housing the Ideal combination boiler and the property's electrical circuit board.

Positioned on the first floor, the lounge/diner is a bright and spacious area with two roof windows, a fireplace with an electric fire, loft hatch access and a door leading to the kitchen. The kitchen is fitted with rolled-edge preparation surfaces, an inset stainless steel sink with an adjacent drainer and chrome mixer tap, and tiled splashbacks. A range of cupboards and drawers provide ample storage, along with space and plumbing for a washing machine, space for a fridge and freezer, and an integrated electric oven and grill with a four-ring electric hob. Complementary wall-mounted cupboards offer additional storage.

Externally, the front of the property features a well-presented and low-maintenance courtyard garden with a patio seating area. A useful outbuilding/potting shed provides extra storage.

**Agents note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**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: None

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

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

Broadband type: Fibre

See Ofcom link for speed: https://checker.ofcom.org.uk/

Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band B Useful Websites: <a href="https://www.gov.uk/government/organisations/environment-agency">www.gov.uk/government/organisations/environment-agency</a>

www.derbyshiredales.gov.uk
Our Ref: JGA/29012025

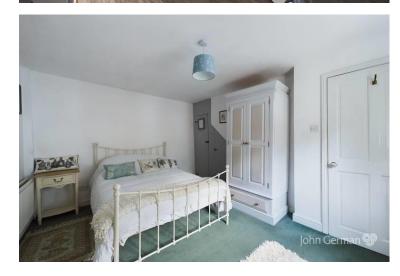
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.













# John German 🧐





## Agents' Notes

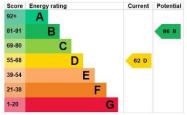
Agents' Notes
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.













## John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6

## 01335 340730

ashbourne@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood Burton upon Trent | Derby | East Leake | Lichfield Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent