

Mayfield Road

Ashbourne, DE6 1AR



Well presented two bedroom terraced home within walking distance of the town centre. Offering a versatile dressing room/study, courtyard garden and off street parking. Fibre broadband available. Ideal for a first time buyer or investor.

NO UPWARD CHAIN

£135,000



John German 

A well presented two bedroom terraced property conveniently located within walking distance of the town centre. Offered for sale with no upward chain, the property would make an ideal purchase for a first time buyer or property investor. The accommodation includes a comfortable sitting room, kitchen and a bathroom, providing practical living space suited to modern day living.

To the first floor there are two bedrooms along with a versatile additional room that could be used as a dressing room, nursery or study, depending on the buyer's needs. Fibre to the property is available, making the home well suited to those working from home.

Outside, the property benefits from a low maintenance courtyard garden, offering an easy to manage outdoor space. There is also the advantage of a residents off-street parking area. Combining a convenient location, practical layout and no onward chain, 36 Mayfield Road represents a straightforward and appealing opportunity for buyers seeking a well positioned home or investment.

Entering the property, the front door opens into the sitting room, a spacious reception area that provides a comfortable living space and leads directly through to the kitchen.

The kitchen is fitted with rolled edge work surfaces incorporating a 1½ bowl composite sink with chrome mixer tap, tiled splashback and matching upstands. There is a range of cupboards and drawers beneath, along with complementary wall mounted units. Integrated appliances include an electric oven and grill with a four ring gas hob and extractor canopy above. There is also space for a freestanding fridge freezer and plumbing for a washing machine. A staircase leads to the first floor and a door leads through to the inner lobby.

The inner lobby provides access to the rear courtyard garden and includes a built in cupboard. A further door leads into the ground floor bathroom. The bathroom is fitted with a pedestal wash hand basin with chrome mixer tap, low level WC and a bath with chrome mixer tap and shower attachment. Additional features include a ladder style chrome heated towel rail and an electric extractor fan.

To the first floor, the landing provides access to the bedrooms. Bedroom one is a spacious double room. Bedroom two is also a double sized room and benefits from useful over-stairs storage. A door from this room leads into a versatile additional space which could be used as a dressing room, nursery, study or potential third bedroom. This room also houses a built in cupboard containing the combination boiler.

Outside, to the rear of the property, there is a low maintenance courtyard garden providing an easy to manage outdoor space. The property also benefits from residents off street parking area to the rear.

Buyers should note that we are informed that part of the wall within the study/dressing room is of single skin brick construction, which is not uncommon in properties of this age. The current owner has obtained quotations from a local builder for works should a purchaser wish to alter or upgrade this, and the asking price has been adjusted to reflect this consideration.

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

Electricity supply: Mains

Sewerage: Mains

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

Broadband type: FTTP

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 A

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

Our Ref: JGA/06032026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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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