

Auction Close

Ashbourne, DE6 1GQ

John German



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Asking Price Of £200,000

Modern two bedroom end townhouse offered with no upward chain. Ideal for first time buyers, investors or those downsizing. Within easy walking distance of Ashbourne town centre and amenities, with off street parking for two vehicles, low maintenance courtyard garden and full Fibre broadband available.

Situated in a convenient position on Auction Close, this modern two bedroom end townhouse is offered to the market with no upward chain, making it an attractive option for a first time buyer, investor, or those looking to downsize from a larger property. The property is within easy walking distance of Ashbourne town centre, providing straightforward access to a wide range of amenities including shops, schools, parks, restaurants and pubs.

The accommodation offers a practical and well arranged layout suited to modern living. There are two bedrooms and a bathroom, with living space designed to be comfortable and easy to maintain. Full fibre broadband is available, making the property suitable for home working. Externally, the property benefits from off street parking for two vehicles. To the rear there is a low maintenance courtyard garden, providing a private outdoor space that is simple to manage and suitable for relaxing or outdoor dining. As an end townhouse, the property also enjoys a slightly more open position within the development, adding to its appeal for buyers seeking a manageable home in a convenient town location.

Entering through the front door into the entrance hallway, which provides access to the kitchen, guest cloakroom and a useful storage cupboard, with a further door leading through to the lounge/diner.

The kitchen is fitted with rolled edge work surfaces incorporating a 1½ ceramic sink with chrome mixer tap and tiled splashback. There is a range of cupboards and drawers below, together with an integrated electric oven and grill, four ring gas hob and extractor fan above. There is space and plumbing for a washing machine and additional space for a freestanding fridge freezer. Matching wall mounted cupboards provide further storage. There is also an extractor fan, the wall mounted combi boiler and electrical consumer unit.

The guest cloakroom is fitted with a wash hand basin and low level WC.

To the rear of the property, the lounge/diner is a spacious reception area with a staircase to the first floor and aluminium sliding doors opening onto the rear garden, allowing for good natural light.

The first floor landing provides access to both bedrooms and the family bathroom. Bedroom one is a good sized double bedroom enjoying elevated views across Ashbourne and towards St John's Church.

Bedroom two includes a useful over stairs storage cupboard with shelving, along with a radiator and access to the loft hatch. The bathroom is fitted with a white suite comprising a pedestal wash hand basin, low level WC and bath with electric shower over, together with an electric extractor fan.

Externally, to the rear of the property there is a low maintenance terraced courtyard style garden with a patio seating area and steps leading up to a further patio space. To the front of the property there is off street parking for two vehicles.

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: Mains

(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 <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/16032026





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Approximate total area⁽¹⁾

584 ft²
54.3 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

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.

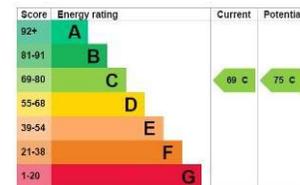
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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