

# Main Street

Brailsford, Ashbourne, DE6 3DA



A modernised two bedroom semi detached cottage located in the heart of the village of Brailsford, approximately 700ft gross internal area with garden. Offered with no chain.

**£175,000**

John German

A modernised two bedroom semi detached cottage located along the main street of Brailsford and offered with no chain, approximately 700ft gross internal area with a good sized kitchen diner, sitting room, spacious master bedroom and family bathroom.

Brailsford – A conveniently placed village located on the A52 between Ashbourne (6 miles) & Derby (8 miles). The village is well catered for, having a garage, convenience store/post office, primary school, doctor's surgery, golf course & driving range, Church and Brailsford C of E primary school and is in the Queen Elizabeth Grammar School (QEG's) catchment area. Buildings of curiosity are nearby Brailsford Hall built in 1905 in Jacobean style and Culland Hall. Culland Hall currently runs an annual open gardens event which has a plant fair.

Entrance is via the main entrance door which leads into the reception hall with quarry tiled flooring, an under stairs storage cupboard and doors off to the main rooms. The breakfast kitchen is of dual aspect and is fitted with a range of painted base and mounted units with wooden work surfaces, a Belfast sink, gas hob, electric oven, integrated fridge and freezer.

The sitting room is an attractive room with a feature wooden fire surround and cast iron fireplace with open fire and hearth, as well as a painted beamed ceiling. The fitted bathroom is also to the ground floor with a white suite including a bath with electric shower over, tiled flooring, and heated towel rail.

To the first floor landing, there is a door off to the main master bedroom which is very well sized with exposed beams and bedroom two has the benefit of an en-suite which has been newly fitted with a white suite and tiled flooring.

Outside, there is a gravelled patio area, attractive garden with lawns, tiered with stone walls, and raised display borders. Additionally, there is an outbuilding to the rear of the property which has plumbing for a washing machine.

*This property has the appeal as an investment opportunity and is currently rented as a holiday let with monthly rentals of £1000 - £1500 pcm.*

**Agents Notes:** Please note that the property is located on the A52 on the Main Street of Brailsford.

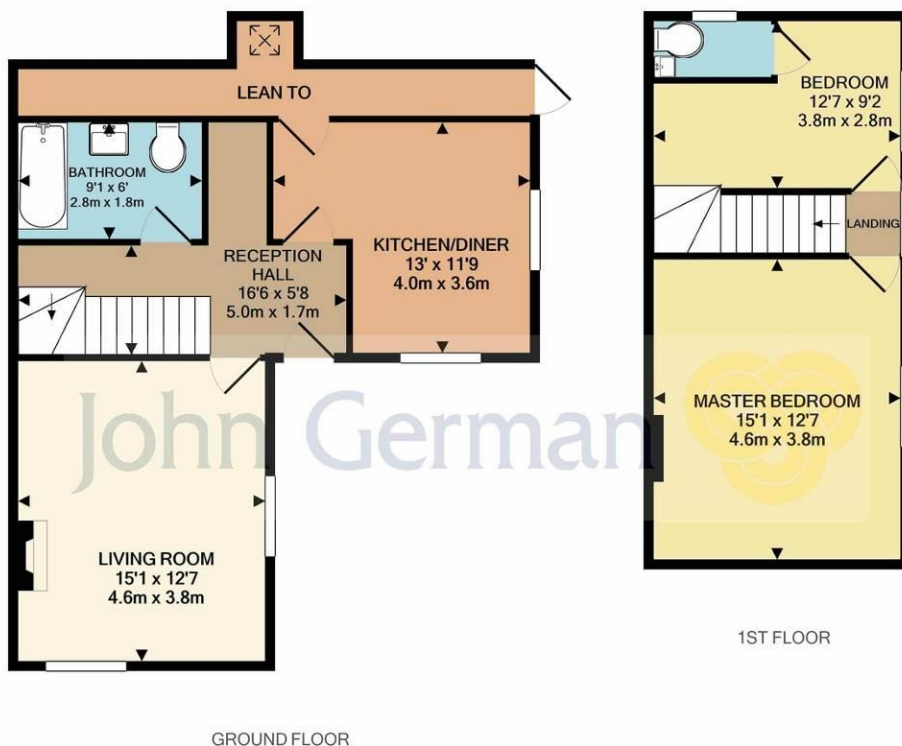
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/06102020

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band

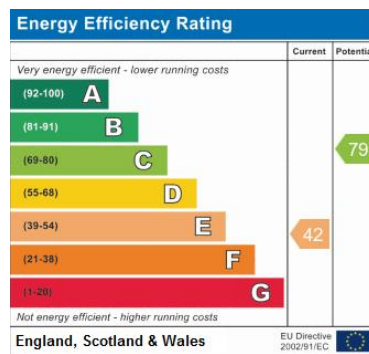


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020









John German  
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY  
 01889 567444  
 uttoxeter@johngerman.co.uk

#### 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.

#### 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.

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

**JohnGerman.co.uk** Sales and Lettings Agent