





**** PERFECT FIRST TIME
BUY OR INVESTMENT ****

Located in the heart of
Ashbourne and in superb
condition. The property
benefits from upvc double
glazing and a gas heating
system and in brief offers a
fitted dining kitchen, first
floor lounge with access to
the rear garden. Three
bedrooms and a bathroom.
The garden is perfect for
entertaining. Parking is
available on street and
council parking in the local
vicinity.

 **ABODE**
SALES & LETTINGS

HALL

Entrance door into the hall with stairs to the first floor and door into the kitchen diner.

FITTED DINING KITCHEN

16'0" x 14'2"

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted cooker with extractor, integrated fridge and spaces and plumbing for a washer dryer and dish washer and further appliance space. Radiator, upvc double glazed window and stairs to the first floor.

FIRST FLOOR LANDING

Door to the garden and a door to the lounge.

LOUNGE

11'11" x 11'1"

Upvc double glazed windows, radiator, stairs to the second floor and a door to bedroom/reception room.

BEDROOM/RECEPTION ROOM

10'1" x 7'1"

Currently used as a bedroom but could be used as study or dining room. Upvc double glazed window and radiator.

SECOND FLOOR

Doors to



BEDROOM

12'0" x 8'6"

Upvc double glazed window and radiator.

BEDROOM

8'8" x 5'6"

Upvc double glazed window and radiator.

BATHROOM

7'1" x 4'6"

Panel enclosed bath with a shower over, low flush wc, wash hand basin, radiator and upvc double glazed window.

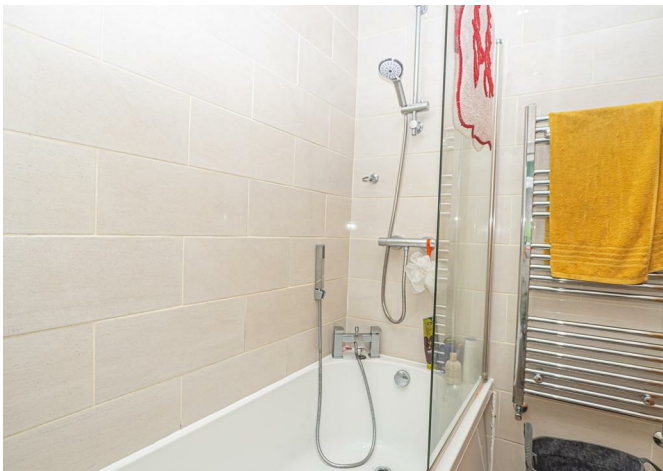
OUTSIDE



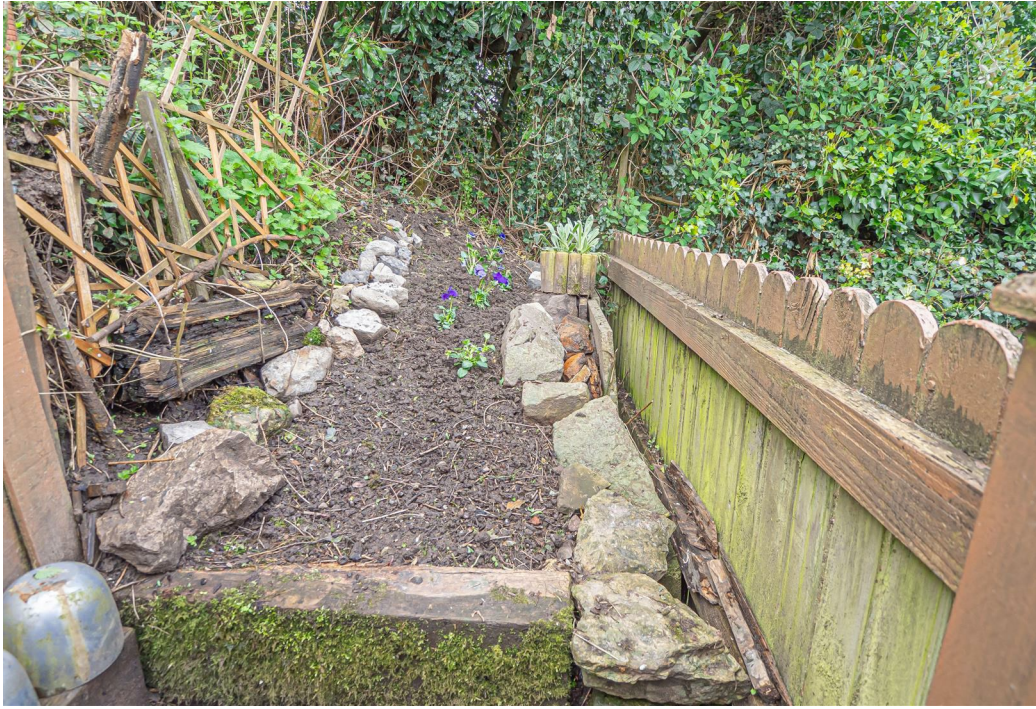




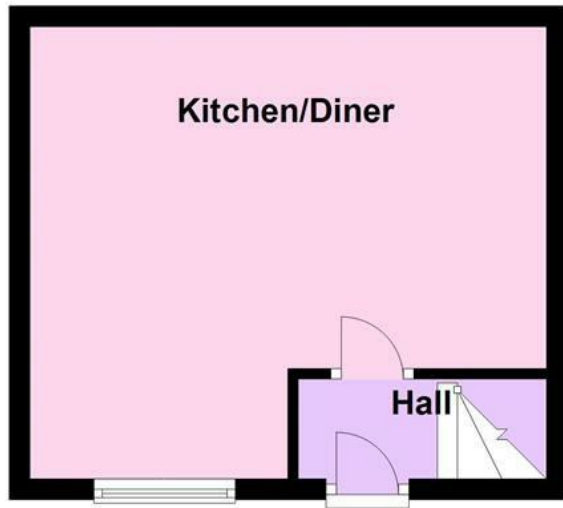
Accessed from the first floor with a covered drying area and steps up to a garden. Storage area under the steps and secure gated side access to the front. On street parking is available and council parking in the local vicinity.



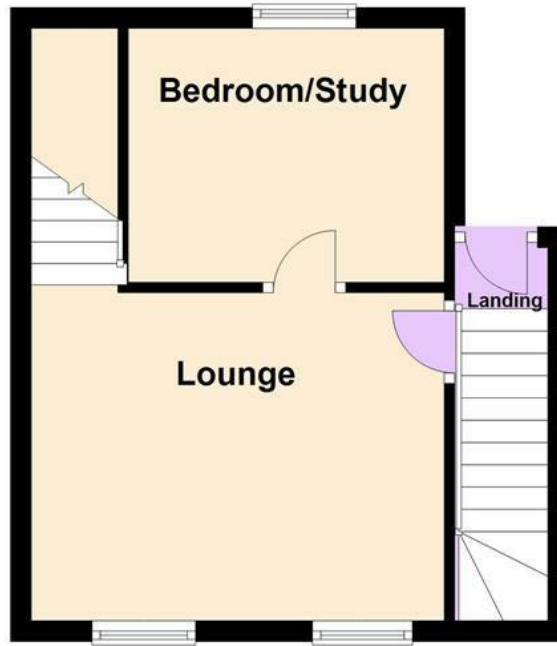




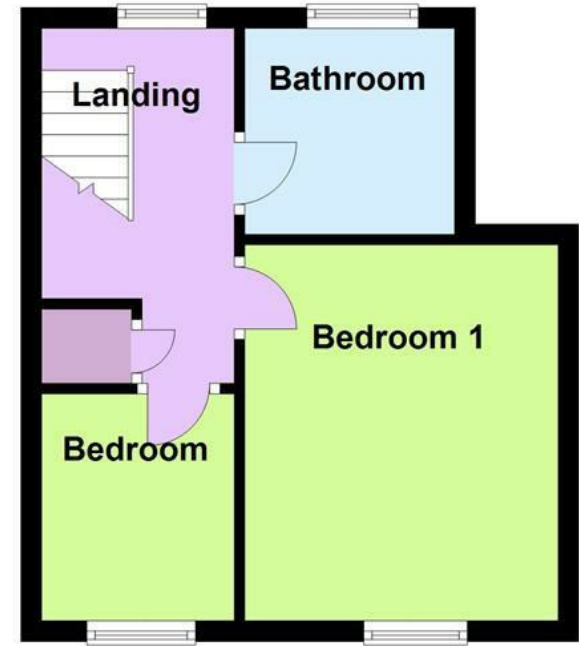
Ground Floor

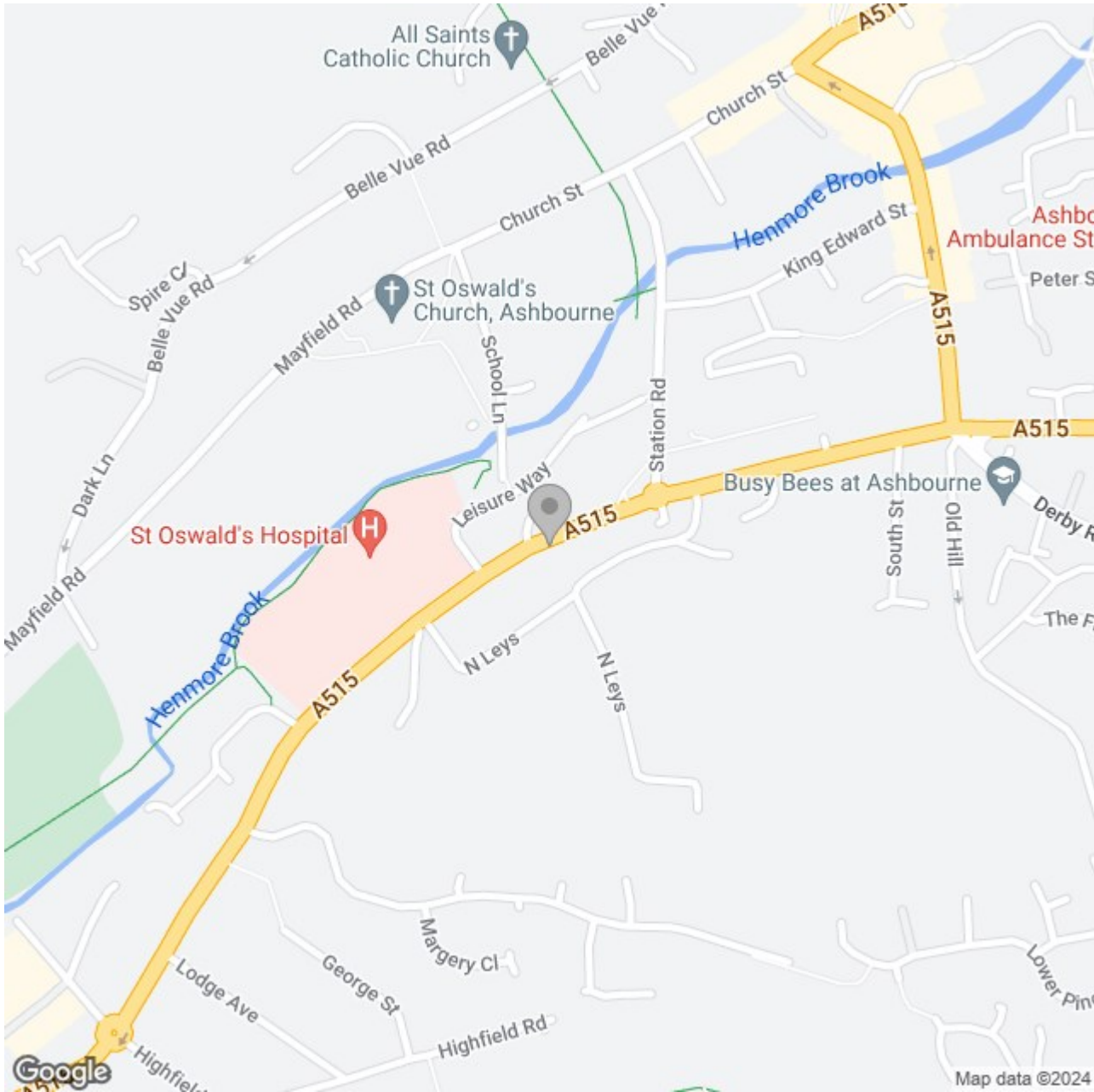


First Floor



Second Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	