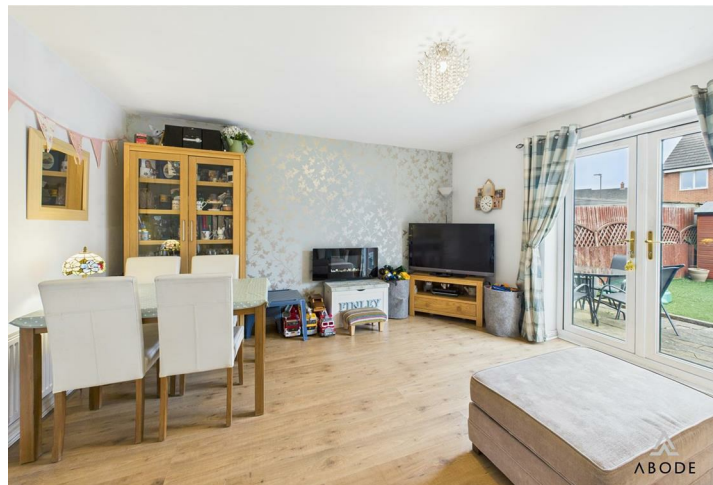








This charming two-bedroom terraced home is ideally situated in a highly sought-after area of Ashbourne, making it a perfect choice for first-time buyers, those looking to downsize, or buy-to-let investors. The property offers a well-proportioned layout and is conveniently located near local amenities, parks, and public transport links. It benefits from gas central heating and UPVC double glazing throughout.





Upon entering the property, you are welcomed into a reception hallway with stairs leading to the first floor. Doors off the hallway provide access to the kitchen, lounge/diner, and a guest cloakroom. The cloakroom is equipped with a wash hand basin featuring a chrome mixer tap, a low-level WC, an electric extractor fan, and a wall-mounted electric circuit board along with solar panel controls.

The kitchen is fitted with practical rolled-edge worktops, a 1 ½ bowl stainless steel sink with a chrome mixer tap, and tiled splashbacks. It includes a range of cupboards and drawers, an electric oven and grill, a four-ring gas hob with an extractor hood, space and plumbing for a washing machine, as well as space for a freestanding fridge and freezer.

The spacious lounge/diner is enhanced by uPVC French doors that open out to the private south-facing garden, which is perfect for entertaining. This room also features an electric fireplace and a large understairs storage cupboard.

Upstairs, the landing provides access to the two bedrooms and the bathroom, with a loft hatch for additional storage. The master bedroom is a generous double, with the added benefit of an overstairs storage cupboard and a built-in wardrobe. The second bedroom is also a good size and enjoys a pleasant rear-facing view.

The bathroom is fitted with a classic white suite comprising a pedestal wash hand basin with a chrome mixer tap, a low-level WC, and a bath with a chrome mixer tap, complete with a mains-powered shower and a glass shower screen. Additional features include an electric extractor fan and a shaver point.

Externally, the property boasts a lovely south-facing rear



garden, which has been thoughtfully landscaped with a paved patio area and artificial lawn, providing a low-maintenance outdoor space. A timber shed and rear gate offer convenient access to the back of the property.

To the front, the property benefits from a tarmac driveway offering off-road parking for two vehicles.

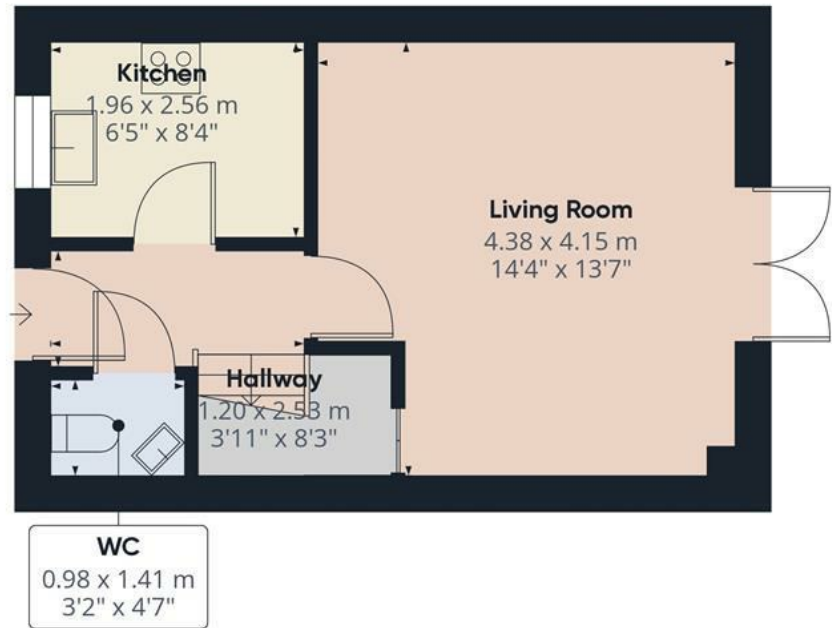












Floor 0

Approximate total area<sup>(1)</sup>

55.12 m<sup>2</sup>

593.3 ft<sup>2</sup>



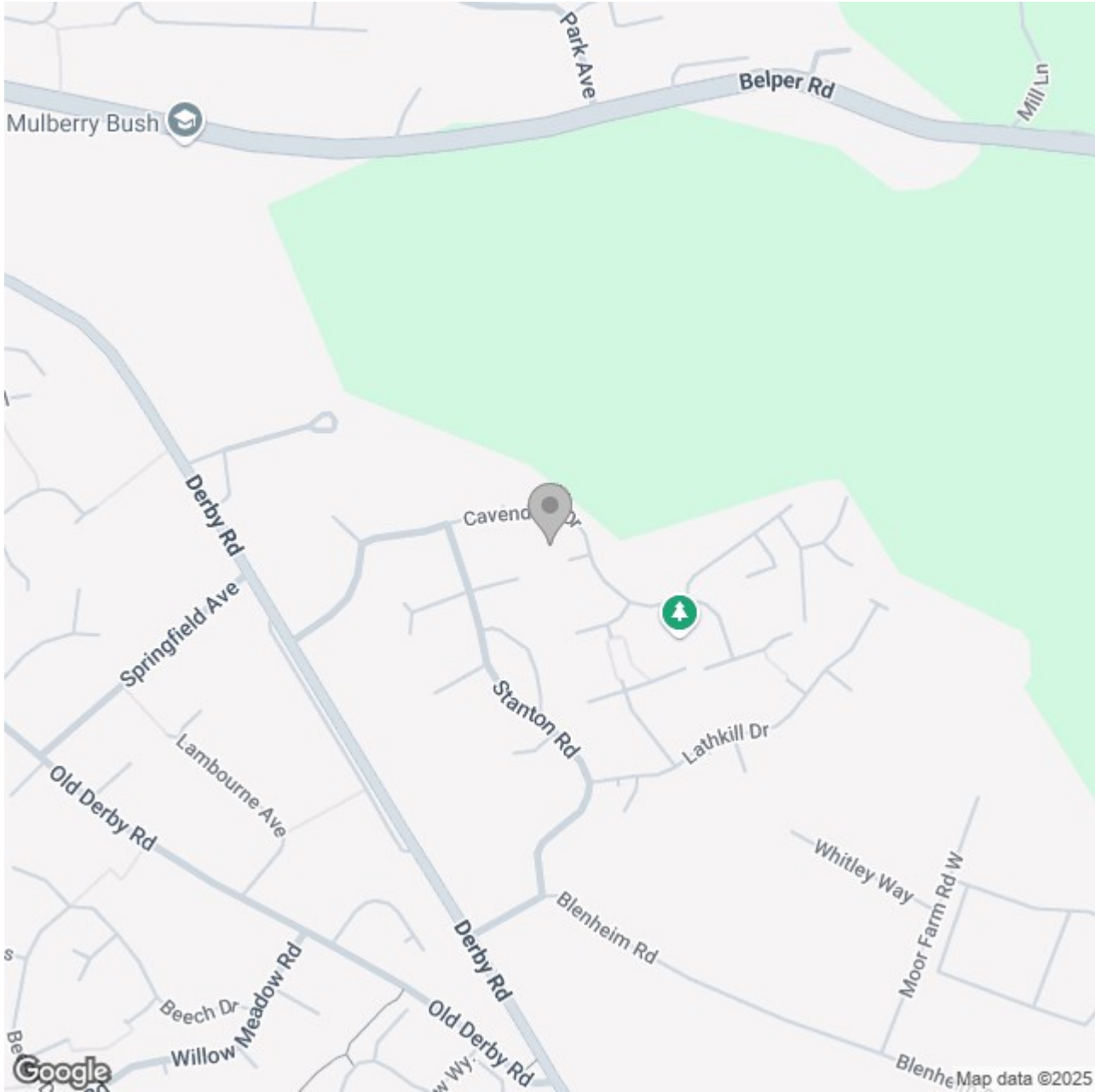
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC