



## The Annesley Luke Lane

Brailsford, Ashbourne, DE6 3GW

Move with confidence. Choose with confidence. Buy with confidence with up to £13,000\* to spend your way \*\*\*\*  
**IDEAL FIRST TIME BUY \*\*\*\* TWO BEDROOM HOME IN POPULAR LOCATION \*\*\*\* SOLAR PANELS \*\*\*\*** The Annesley is a two bedroom home offering a hall and guest cloakroom, lounge with doors onto the the garden and a fitted breakfast kitchen. Two bedrooms and a family bathroom, two parking spaces and a garden. **VIEW HOME AVAILABLE**

**SPEAK TO A SALES ADVISOR FOR BESPOKE OFFERS, CONTACT ABODE 01332 331010 for more information.**

**£270,000**

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HALL

CLOAKROOM

LOUNGE

KITCHEN

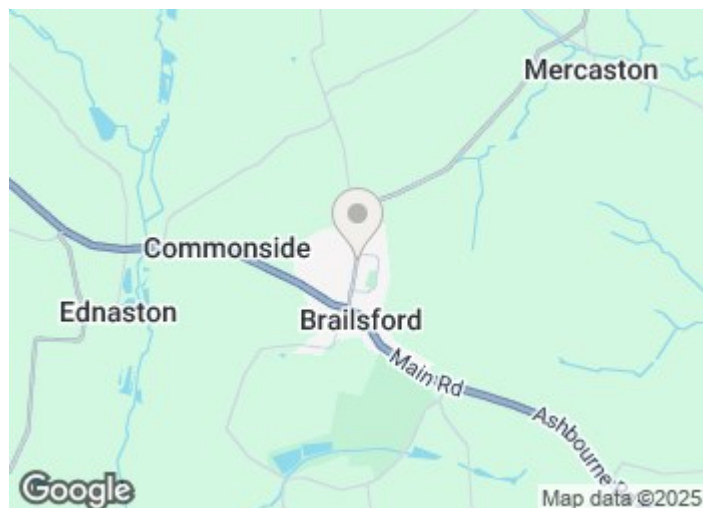
FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

T & C's

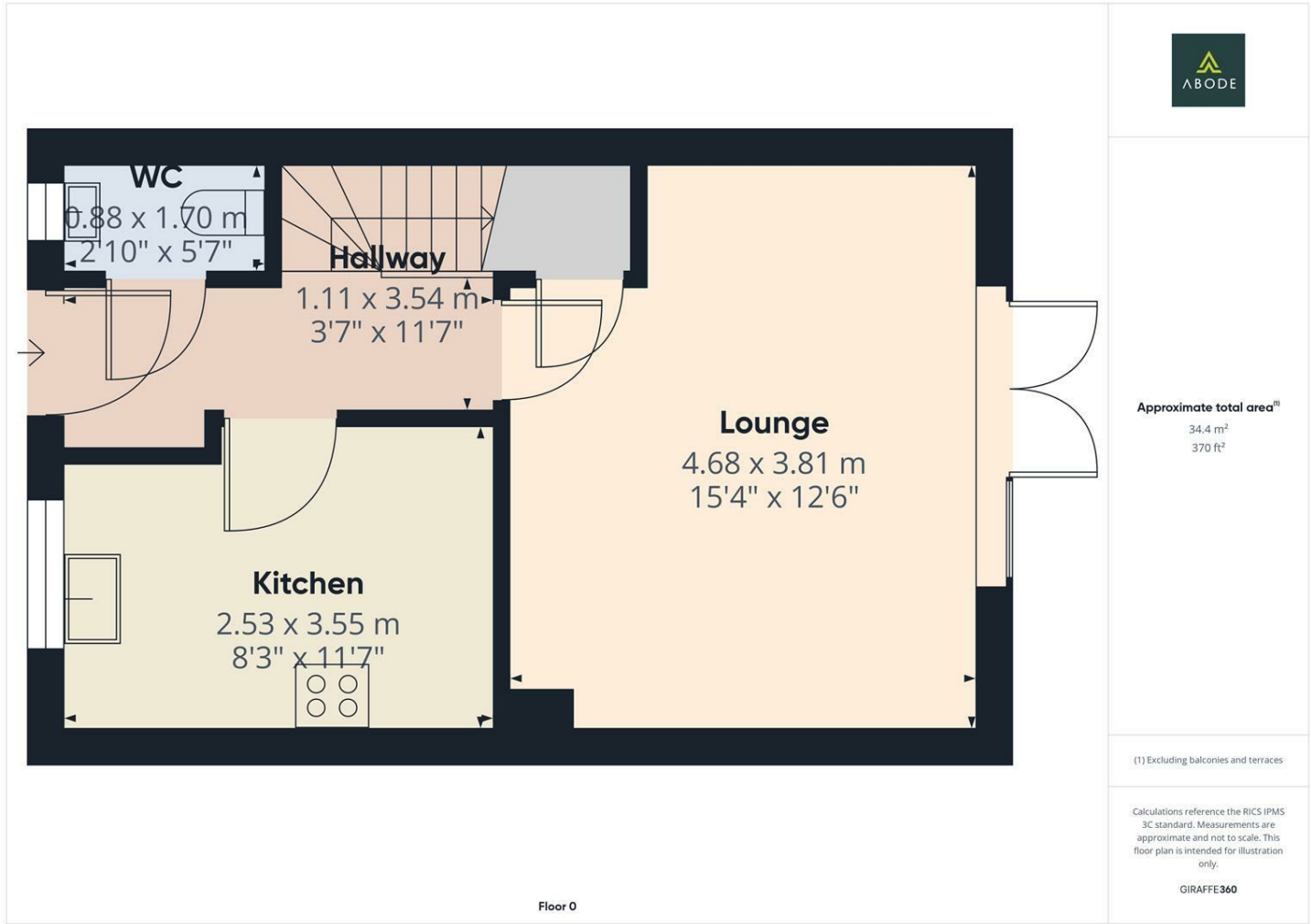


Directions





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</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 |         |           |
| <b>England &amp; Wales</b>                  |         |           |
| EU Directive 2002/91/EC                     |         |           |