



## 18 South Street

Ashbourne, Ashbourne, DE6 1DP

Welcome to this delightful home situated on South Street, right in the heart of Ashbourne. The ground floor offers a welcoming front lounge and a rear dining room that flows seamlessly into a fitted kitchen.

To the first floor are two well-proportioned bedrooms and a family bathroom. Fitted stairs lead to a converted loft space. Externally, the property benefits from a rear garden featuring a lawned area and a separate yard.

Perfectly positioned in central Ashbourne, the home enjoys easy access to a wide range of local amenities, including shops, cafés, and restaurants, all within walking distance. This is a fantastic opportunity to acquire a charming property in one of the town's most sought-after locations.

£135,000

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- TERRACED HOME
- FITTED KITCHEN
- BATHROOM
- LOUNGE
- TWO BEDROOMS
- REAR GARDEN
- DINING ROOM
- CONVERTED LOFT

LOUNGE

DINING ROOM

KITCHEN

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

OUTSIDE



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	