



7 Etches Row , Ashbourne, DE6 1TT

A well-presented two bedroom end townhouse set on a generous plot with a landscaped garden and two allocated parking spaces. Available from the 1st March 2026 to non-smokers, the property has an EPC rating of B.

The ground floor features a welcoming hallway, guest cloakroom, modern kitchen, and a living area opening onto the garden. Upstairs are two spacious bedrooms with built-in storage and a contemporary bathroom.

Located in Ashbourne, the Gateway to the Peak District, the town offers shops, schools, transport links, and leisure facilities, with Derby city centre 13 miles away and the A50 nearby for wider travel.

Externally, the property benefits from a paved patio leading to a lawned garden, additional side and front space, and practical amenities including outdoor lighting and power points.

£950 PCM

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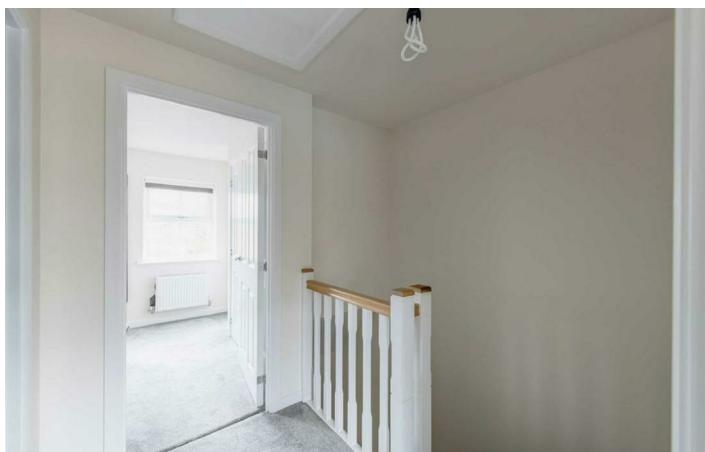


- Well-presented two-bedroom end townhouse on a generous plot.
- Available from 1st March 2026.
- Two spacious bedrooms upstairs with built-in storage.
- Close to Derby (13 miles) and A50 for easy travel across the East Midlands.
- Landscaped rear garden with paved patio and lawn.
- EPC rating: B.
- Modern family bathroom with contemporary fittings.
- Two allocated parking spaces at the front.
- Ground floor includes hallway, guest cloakroom, modern kitchen, and living area with garden access.
- Located in Ashbourne, near shops, schools, and leisure facilities.



Directions

Map data ©2026 Google



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.

1 Cross Street, Cheadle, ST10 1NP
Tel: Email: lettings@abodemidlands.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		97
(81-91) B	84	
(69-80) C		
(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	