



## The Annesley Luke Lane Brailsford, Ashbourne, DE6 3GW

PLOT 32 - \*\*\*\* £7,000 deposit boost\* and save over £11,250 in luxury upgrades\*\*\*\*DEAL 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 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 01335 300600 for more information.  
Images used for illustrative purposes only.

£250,000

# The Annesley Luke Lane

Brailsford, Ashbourne, DE6 3GW



HALL

CLOAKROOM

LOUNGE

KITCHEN

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

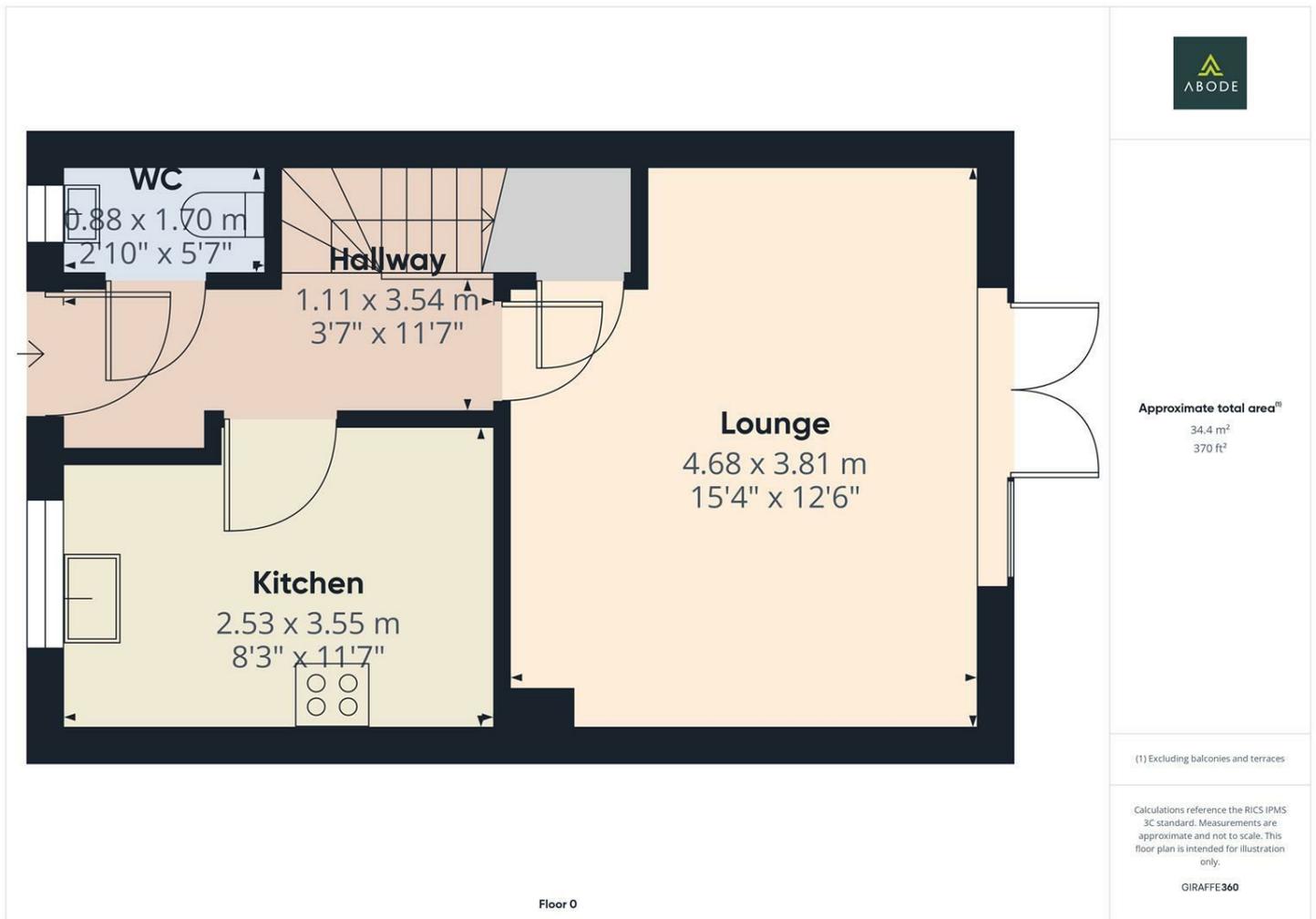
T & C's



[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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Market Place, Ashbourne, Derbyshire, DE6 1ES  
Tel: 01335 300600 Email: ashbourne@abodemidlands.co.uk <https://www.abodemidlands.co.uk>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	