



Ashbourne Business Centre, Dig Street, Ashbourne
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Auction Close, Ashbourne, Derbyshire DE6 1GQ
£575 per calendar month Unfurnished Deposit £663

GENERAL DESCRIPTION

A well presented, semi detached town house located within a short walk from Ashbourne town centre and local amenities. The versatile accommodation briefly comprises open plan Entrance Hall leading to modern fitted Kitchen, and Downstairs Cloaks, large Lounge Diner, 2 Bedrooms and Bathroom. To the rear is an attractive, low maintenance tiered Garden with 2 patio areas, whilst to the front, adjacent to the property, is an allocated parking space. GCH, burglar alarm and double glazed throughout.

Council Tax Band: B

EPC Band: C

ACCOMMODATION

GROUND FLOOR

ENTRANCE to the property is via a canopied front door leading into;

ENTRANCE HALLWAY with laminated flooring and feature archway through to kitchen with doors leading off to;

DOWNSTAIRS CLOAKROOM with laminated flooring and white suite consisting corner wash hand basin and low level w.c.

STORAGE CUPBOARD with power

KITCHEN (8'10" x 6'1")

Modern kitchen with light wood front base and eye level storage units incorporating a stainless steel sink and drainer, 'Neff' gas hob with stainless steel extraction canopy above and electric oven below. Allocated space for fridge and washing machine (incl plumbing). Laminated flooring and window to front aspect.



LOUNGE/DINER; 15'11" x 12'11" (max)

With laminated flooring and sliding patio doors leading to rear patio area and garden. T.V. aerial and telephone points. Stairs off leading to;

FIRST FLOOR

Stairs leading to spacious landing with fitted carpet and doors off to;

BEDROOM (12'10" x 8'9")

With stained wooden floor and window to front aspect. T.V. aerial point.



BEDROOM 2 (10'10" x 7')

With stained wooden floor and window to rear aspect. Integral cupboard with shelving.

BATHROOM

With window to rear aspect, linoleum flooring and white three piece bathroom suite comprising bath (with shower over), low level W.C. and pedestal wash hand basin

OUTSIDE

To the rear is a low maintenance tiered garden with lower and upper seating areas. To the front is allocated parking for 1 vehicle.



VIEWING: By appointment through Dove Property