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[www.doveproperty.co.uk](http://www.doveproperty.co.uk)



**Brickyard Cottages, Old Derby Road, Ashbourne DE6 1FL**  
£525 per calendar month      Unfurnished      Deposit £650

### **GENERAL DESCRIPTION**

A recently refurbished two Bedroom semi-detached home located in a popular residential area on the South side of Ashbourne, just 5 minutes from the Town Centre. Briefly comprising Entrance Hall, fitted Kitchen Diner (no appliances), Storage Cupboard, good sized Lounge, Rear Lobby, two Double Bedrooms and recently appointed Bathroom.

With Gas Central Heating & Double Glazed throughout, the property enjoys a paved front seating area and secondary exit to rear, with allocated parking for one vehicle.

EPC Band: D

Council Tax Band: B

## ACCOMMODATION

### GROUND FLOOR

ENTRANCE through wood effect UPVC double glazed entrance door into:

ENTRANCE HALL, with pendant light fitting and loft access hatch to ceiling, wall mounted consumer unit, fitted grey wood effect laminate flooring and door into:

KITCHEN DINER (18'9" x 8'2"), having recently fitted grey wood effect laminate flooring with light fitment, pendant light fitting and smoke alarm, room having double glazed window to side aspect overlooking park, double panelled central heating radiator and electric storage heater. Recently fitted with a range of white shaker style base and eye level units with grey granite effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap with space, power and plumbing for cooker, fridge, freezer and washer drier. Fitted stainless steel chimney extractor hood with matching splash back. Doors off to:



STORAGE CUPBOARD (13'9" x 2'11") with ceiling light fitment and laminate tiled flooring.

LOUNGE (16'8" x 10'6" max), carpeted with two pendant light fittings to ceiling and three double glazed windows to front and side aspects. Tow double panelled central heating radiator, main feature of the room being a decorative tiled fireplace with oak surround and mantle, housing a gas fire with boiler to the rear thereof. Double louvre door cupboard with shelves and central heating control panel, telephone point, television lead and point. Door off to:



REAR LOBBY, carpeted with pendant light fitting, smoke alarm and CO detector to ceiling, thermostat control panel, and single panelled central heating radiator. Wood shelving to side, wood effect UPVC double glazed entrance door to rear and stairs to first floor.

## FIRST FLOOR

LANDING, at top of carpeted stairs with handrail, two pendant light fittings, smoke alarm and loft access hatch to ceiling. White double louvre door airing cupboard with hot water tank and doors off to:

BEDROOM 1 (14' x 8'4" plus door recess), carpeted with double glazed window to front aspect, single panelled central heating radiator, television lead and pendant light fitting to ceiling.



BEDROOM 2 (13'10" x 8'3"), carpeted with pendant light fitting to ceiling, double glazed window to front aspect, television lead and single panelled central heating radiator.

BATHROOM with fitted grey wood effect linoleum flooring, recently appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and P-shaped bath with shower screen and new 'Triton T80' electric shower over. Room part shower boarded with light fitment, and extractor fan to ceiling, single panelled central heating radiator and two double glazed, obscured window to front.



## OUTSIDE

TO THE FRONT OF THE PROPERTY is a shrub filled border and gate into an enclosed, South East facing, paved front garden, giving access to the front entrance door. Entrance lamp and external tap

One allocated space for parking is included with the property.

TO THE REAR OF THE PROPERTY is a paved area with steps to rear entrance door with covered portico and entrance lamp.

**VIEWING: By appointment through Dove Property**