



Ashbourne Business Centre, Dig Street, Ashbourne
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South Street, Ashbourne, Derbyshire DE6 1DP

£615 per calendar month

Unfurnished

Deposit £709

GENERAL DESCRIPTION

A completely refurbished terraced home but 3 minutes walk to Ashbourne Town Centre. Redecorated throughout with new carpets and flooring, this comfortable property briefly comprises good sized Lounge, modern fitted Breakfast Kitchen, Rear Porch, two Double Bedrooms and new Bathroom with shower over bath.

With gas central heating, new electrics throughout, double glazed windows and period features, South Street is available unfurnished for long term lets. Also enjoys a sizeable, remodelled lawned rear garden with two patio seating areas and outbuilding with 3 small store rooms.

Council Tax Band: B

EPC Band: D

ACCOMMODATION

GROUND FLOOR

ENTRANCE via UPVc entrance door with double glazed arched panels and double glazed window above into:



LOUNGE (12'1" x 12' into recess), with newly fitted grey wood effect ceramic tiled flooring, 3 point ceiling light fitment and smoke alarm to ceiling, double glazed window to front aspect, single panelled central heating radiator, 'Honeywell' thermostat control panel and wood painted storage cupboard concealing meters and electrics consumer unit. Main feature of the room being a ceramic tiled fireplace with polished limestone hearth and decorative wood mantel and surround. Internal door into:



BREAKFAST KITCHEN (12'1" max x 12' max plus bay recess) having new wood effect ceramic tiled flooring continued from Lounge with chrome 3 & 2 point spotlight fitment and 4 point spotlight rail to ceiling, and double glazed bay window to rear aspect. Room newly fitted with a modern, light grey range of shaker style base and eye level storage units with white granite effect laminate work surface over. Inset stainless steel sink with drainer and chrome mixer tap over, and new built-in 'Indesit' single gas oven. Inset 'Hotpoint' 4-ring gas hob above with 'Cooke & Lewis' chimney extractor hood above. Ceramic tiled splash backs throughout with new under-counter fridge and freezer units. Space, plumbing and power for washer drier. Single panelled central heating radiator, stairs to First Floor and open doorway down two steps to:

REAR PORCH (3'1" x 3'), with grey wood effect ceramic tiled flooring continued, double glazed windows to side aspects and white UPVc double glazed entrance door to rear garden.

FIRST FLOOR

LANDING at top of newly carpeted stairs with two 3-point ceiling spotlight fittings, smoke alarm and loft access hatch to ceiling, white wood balustrade and handrail and doors off to:

BEDROOM 1 (12'2" x 12'1" max) newly carpeted with pendant light fitting to ceiling, double glazed window to front aspect, single panelled central heating radiator. White painted, built-in shelving and drawer unit to recess.



BEDROOM 2 (11'10" x 8'3") newly carpeted with pendant light fitting to ceiling, double glazed window to rear aspect with views over Ashbourne's rooftops, and grey double door cupboard concealing a 'Worcester' gas combi boiler.



BATHROOM with ceramic tiled walls and flooring, room newly appointed with a white 3-piece suite comprising low flush W.C., boxed wash hand basin with two door cupboard under and bath with chrome mains shower over and safety glass shower screen. Double glazed, obscured window to rear, chrome heated towel rail, mirrored double door medicine cabinet with circular light fitting and extractor fan to ceiling.

OUTSIDE

TO THE SIDE OF THE PROPERTY is a shared alleyway providing front to rear access. Parking for the property is on street only.

TO THE REAR OF THE PROPERTY approached via a hard-standing yard area to an attractive garden, predominantly laid to lawn with footpath and shrub filled borders, with two seating areas to each end. Between the yard area and garden is an outbuilding which is shared between this and the neighbouring property which provides three small storage rooms for the Property (ex external W.C.'s).



VIEWING: By appointment through Dove Property