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South Street, Ashbourne, Derbyshire DE6 1DP

£540 per calendar month

Unfurnished

Deposit £620

GENERAL DESCRIPTION

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

With gas central heating, double glazed windows and period features, South Street is available unfurnished for long term lets. Also enjoys a sizeable lawned rear garden with raised patio seating area.

Council Tax Band: A

EPC Band: D

ACCOMMODATION

GROUND FLOOR

ENTRANCE via hardwood entrance door with 4 integral obscured, glazed panels and glazed, obscured window above into:

LOUNGE (12'1" into recess x 11'7"), newly carpeted with 3-point ceiling light fitment to ceiling rose, double glazed window to front aspect and double panelled central heating radiator. Main feature of the room being a brick built open fire (capped off) with grate and stained wood mantel and adjacent matching television shelf with cupboard to recess. Original wood 4-door shelved storage cupboard to opposing recess, television point, Sky leads and telephone point. Electrics consumer unit and door into:

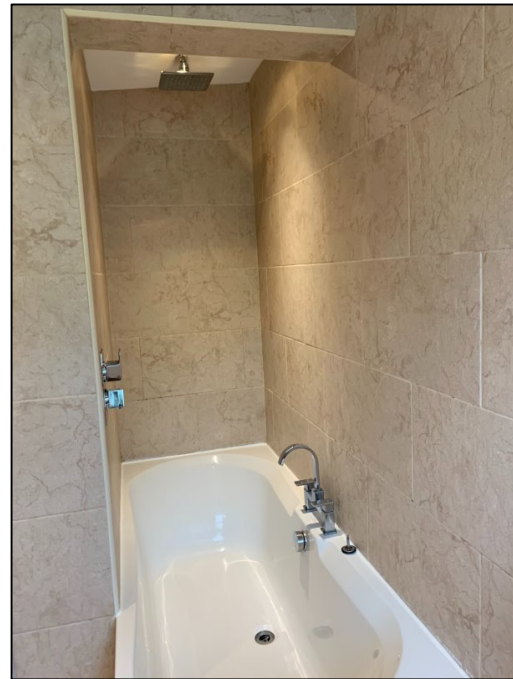


BREAKFAST KITCHEN (12' max x 11' max) having ceramic tiled flooring with recessed spotlights and smoke / CO detector to ceiling, and double glazed window to rear aspect. Room fitted with a modern, cream range of shaker style base and eye level storage units with light wood effect laminate work surface over. Inset white resin sink with drainer and directional mixer tap over, and built-in 'Indesit' single electric oven. Inset stainless steel 'Neff' 4-ring gas hob above with chimney extractor hood above. Ceramic tiled splash backs throughout and under-counter "Bush" washing machine. Wall-mounted 'Ideal' combi boiler, door concealing understairs storage cupboard and stairs to First Floor. Key feature of the room being a large brick built fireplace housing a black cast iron feature double oven (capped off) with mantel shelf.



INNER HALL, with ceramic tiled flooring continued, ceiling light fitment, central heating control panel, white UPVc double glazed, obscured entrance door to rear garden and internal door into:

DOWNSTAIRS BATHROOM with ceramic tiled walls and flooring, room appointed with a white 3-piece suite comprising low flush W.C., pedestal wash hand basin and recessed bath with chrome mains shower over with ceiling rainforest head. Double glazed, obscured window to rear, chrome heated towel rail, with recessed spotlights and extractor fan to ceiling.



FIRST FLOOR

LANDING at top of newly carpeted stairs with pendant light fitment, smoke alarm, white / stained wood balustrade and doors off to:

BEDROOM 1 (11'11" max x 11'9") newly carpeted with pendant light fitting to ceiling, double glazed window to front aspect, television point and double panelled central heating radiator. White painted, cast iron feature fireplace (capped) with mantel.



BEDROOM 2 (11'11" max x 8'4") newly carpeted with 3-point ceiling spotlight rail and loft access hatch to ceiling, double glazed window to rear aspect, door concealing built-in wardrobe and telephone point. White painted, cast iron feature fireplace (capped) with mantel, double panelled central heating radiator, and shelves to recess



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 is a brick paved yard area giving access to the rear entrance door and steps up to a good sized garden, predominantly laid to lawn with paved patio seating area.



VIEWING: By appointment through Dove Property