

**A MODERNISED TWO BEDROOM MID TERRACE PROPERTY
WITHIN WALKING DISTANCE OF THE TOWN CENTRE**

**34 MAYFIELD ROAD
ASHBOURNE
DE6 1AR**



PRICE: £121,000

Ideally suited to first time buyers or buy-to-let purchasers

NO UPWARD CHAIN

DESCRIPTION

A traditional two bedroom mid terrace property offering modernised accommodation occupying a convenient location within level walking distance of the town centre. The property has gas central heating, upvc double glazing and briefly comprises sitting/dining room, kitchen and utility room to the ground floor along with two bedrooms and bathroom to the first floor. Externally there is a courtyard to the rear.

ACCOMMODATION

A upvc double glazed door opens into the



Sitting/Dining Room 7.07m x 3.64m (23'2" x 11'11") with front and rear aspect upvc double glazed windows, two central heating radiators, modern wall mounted gas fire and wall mounted meter cupboard. A staircase leads to first floor and a door leads to the kitchen.



Kitchen 2.60m x 1.74m (8'7" x 5'9") comprising a modern range of wall and base units and drawers. Integrated Lamona electric oven, Lamona four ring gas hob with stainless steel extractor above. Work surface with inset stainless steel single drainer sink unit with complimentary tiled splashbacks. Side aspect upvc, double glazed window and radiator. A door opens into the

Utility Room 2.39m x 1.53m (7'10" x 5') comprising units to match the kitchen, work surface with space for two appliances below, plumbing for washing machine. Wall mounted gas central heating boiler and tiled splashback. Upvc double glazed rear entrance door opening into the rear courtyard.

First Floor Landing with access to the loft space and doors lead to both bedrooms and the bathroom.



Bedroom One 3.66m x 3.31m (12' x 10'10") with front aspect upvc double glazed window, radiator and feature cast iron fireplace.



Bedroom Two 3.62m x 1.84m (11'10" x 6'1") with rear aspect upvc double glazed window and radiator.



Bathroom being fully tiled and comprising a P-shaped bath with shower attachment, wash hand basin with vanity unit below, low flush wc, fitted bathroom cabinet, rear aspect upvc double glazed window and radiator.

OUTSIDE

To the rear of the property there is a block paved courtyard.

SERVICES

It is understood that all mains services are connected.



FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in band A.

EPC RATING C

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From the agents Church Street office turn right. Continue along Church Street, past St Oswald's Church and on to Mayfield Road where the property will be found on the left hand side marked by the agents for sale board.

Ref: FTA2294



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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.