



**21 HIGHFIELD ROAD, ASHBOURNE,
DE6 1DX
PRICE: £ 179,950**

DESCRIPTION

A value for money, three bedroomed, family property, conveniently situated for Ashbourne's facilities and amenities, which offers sealed unit, double-glazed and partially gas centrally heated accommodation.

Now offering scope and potential for alteration and upgrading to a new purchaser's personal taste, the property briefly affords Entrance Vestibule, Front Sitting Room, Fitted Dining Kitchen, Guest Cloakroom and understairs cupboard, at first floor level there are three Bedrooms and Shower Room. Outside, driveway parking with gardens to front and rear.

Early viewing recommended.

ACCOMMODATION

UPVC sealed unit double-glazed front door leads to

Entrance Lobby with single panel central heating radiator and staircase off to first floor level.

Front Sitting Room 4.25m x 3.5m (13'11" x 11'6") with UPVC sealed unit double-glazed window to the front, double panel central heating radiator, corniced sealing and feature fireplace surround with matching hearth and fitted decorative fuel effect electric fire.

Dining Kitchen 4.33m x 2.86m (14'2" x 9'4") with UPVC sealed unit double-glazed window overlooking the rear garden, with flanking double-glazed door. Wall mounted gas-fired Worcester boiler for domestic hot water and central heating and double panel central heating radiator. The kitchen is fitted with a good range of units providing base cupboards and wall cupboards, with round-edge work surfaces, having ceramic tiled splashbacks, double opening leaded glazed display wall cupboard, drawer bank and appliance space. Inset single drainer stainless steel sink unit.

Understairs Storage Cupboard with fitted coat pegs.

Ground Floor Cloakroom with low-flush wc and sealed unit double-glazed window.

Staircase to first floor level with landing.

Bedroom One (front double) 3.68m x 2.86m (12'1" x 9'4") with UPVC sealed unit double-glazed window with pleasant views towards the children's play park and wooded area beyond.

Bedroom Two (rear) 3.56m x 2.86m (11'8" x 9'4") with UPVC sealed unit double-glazed window overlooking the rear garden, and inbuilt linen cupboard.

Bedroom Three (rear) 2.63m x 2.23m (8'7" x 7'4") with double panel central heating radiator and UPVC sealed unit double-glazed window, also overlooking the rear garden.

Shower Room having fully ceramic tiled walls and three-piece suite in white, comprising quadrant shower unit with sliding glazed shower screen doors and mains shower control, pedestal wash-hand basin, low flush wc, UPVC sealed unit double-glazed window.



OUTSIDE

The property stands back from the road, behind a primarily lawned front garden with flanking Tarmacadam driveway providing useful car standing space. There is a pedestrian side access leading to the rear of the house.

At the rear of the house, the benefit of a long garden area having block paved and paved patio area with lawns beyond, leading to a further extensive paved space, potentially providing useful shed base.

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

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band B

EPC RATING C**VIEWING**

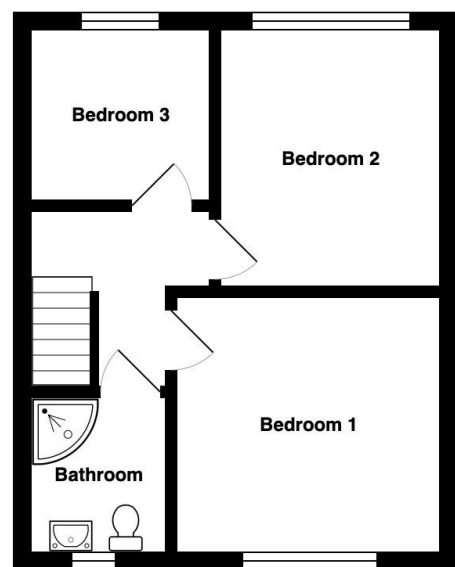
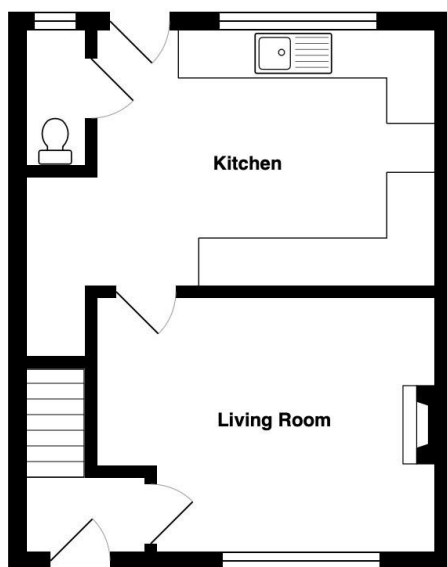
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS instincts.cinemas.robot

Ref FTA2795



21, Highfield Road, Ashbourne, DE6 1DX



Total Area: 69.3 m² ... 746 ft²

All measurements are approximate and for display purposes only

www.fidler-taylor.co.uk

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.