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**Peter Street, Ashbourne, Derbyshire DE6 1FP**  
£575 per calendar month      Unfurnished      Deposit £700

### **GENERAL DESCRIPTION**

A well presented, extended two bedroom, terraced house located close to Ashbourne's town centre.

This redecorated property briefly comprises; Entrance Porch, Lounge, fitted Kitchen Diner, two Double Bedrooms & Bathroom with Shower over Bath.

With private drive for one vehicle, and enclosed Rear Garden with seating area and lawn.

Council Tax Band B      EPC Band F (Pre Reassessment)

Employed Only, No Smokers, No DSS, Strictly No Pets

## ACCOMMODATION

### **GROUND FLOOR**

ENTRANCE via UPVC double glazed, obscured entrance door into:

ENTRANCE PORCH, having slate tiled flooring, stone built with ceiling light fitment, double glazed windows to front and side aspects, and further UPVC double glazed, obscured entrance door into:

LOUNGE (11'9" max x 11'6") carpeted, with pendant light fitting and coving to ceiling, double glazed window to front aspect and double panelled central heating radiator. Television and telephone points with Sky leads, electrics consumer unit and corner wood television shelf to recess. Main feature of the room being a wall mounted black glass electric fire, room having internal door into:



KITCHEN DINER (11'8"x 11'7" + 9'9" into cupboards x 5'1" into cupboards) with oak effect cushioned flooring, fitted with a range of cream shaker style base and eye level storage units with light oak effect laminate work surface. Inset stainless steel sink with drainer and mixer tap, space and plumbing for washing machine / dishwasher. Built-in 'Lamona' single electric oven with matching four-ring electric hob with 'Zanussi' extractor hood above and cream ceramic tiled splash backs throughout. Room having recessed spotlights and smoke alarm to ceiling, double panelled central heating radiator, two double glazed windows to rear and side aspects and UPVC double glazed, obscured entrance door to rear. Stairs to first floor and wall mounted 'Ideal Logik+' combi boiler.





## FIRST FLOOR

LANDING at top of carpeted stairs with handrail with pendant light fitting and smoke alarm to ceiling, double glazed, single panelled central heating radiator and doors off to:

BEDROOM ONE (11'9" max x 11'5"), carpeted with double glazed window to front aspect, pendant light fitting and double panelled central heating radiator.



BEDROOM TWO (11'6" reducing to 8'9" x 7'11" max), carpeted with double glazed window to rear aspect, double panelled central heating radiator. pendant light fitting and loft access hatch to ceiling.



BATHROOM having oak effect cushioned flooring, appointed with a white three-piece suite comprising low flush W.C, pedestal wash hand basin and bath with shower screen and chrome thermostatically controlled mains shower over. Recessed spotlights and extractor fan to ceiling, ceramic tiled bath walls and splash backs, and chrome heated towel rail. Double glazed, obscured window to rear aspect.



## **OUTSIDE**

TO THE FRONT OF THE PROPERTY is private driveway offering off road parking for one vehicle.

TO THE REAR OF THE PROPERTY is an enclosed garden, predominantly laid to lawn with slate chipped paved seating area. Shrub filled border and tree.

**VIEWING: By appointment through Dove Property**