



Ashbourne Business Centre, Dig Street, Ashbourne,  
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[www.doveproperty.co.uk](http://www.doveproperty.co.uk)



**Coxons Yard, Union Street, Ashbourne, Derbyshire DE6 1FG**  
£400 per calendar month      Unfurnished      Deposit £500

### **GENERAL DESCRIPTION**

A conveniently located one bedroom townhouse, within easy walking distance of Ashbourne Town Centre and the Market Place. Having been fully refurbished, set over two floors, the property briefly comprises Entrance Hall, Double Bedroom, Bathroom, attractive Lounge and newly fitted Kitchen with appliances.

The property comes with one allocated parking space to the side.

Viewings through Dove Property.

EPC Band D

Council Tax Band A

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via hardwood glazed entrance door into:

ENTRANCE HALL having cushioned floor with pendant light fitting and smoke alarm to ceiling, and stairs to first floor. Cloaks area, electric storage heater and doors off to:



BEDROOM (14'4" max x 9'8" max), having carpet to floor with pendant light fitting to ceiling and double glazed window to front aspect. Electric storage heater and electric consumer unit.



BATHROOM, fitted with a white three piece suite comprising low flush W.C., pedestal wash hand basin, and bath. Room being part tiled with cushioned flooring and light fitting to ceiling. Double glazed, obscured window to rear, electric convection heater, shavers point and door concealing understairs storage cupboard.

### **FIRST FLOOR**

STAIRS, being carpeted with handrail and open balustrade, pendant light fitting, double glazed velux window and smoke alarm to ceiling. Opening out into:



LOUNGE (13'10" max x 8'11" max), carpeted with pendant light fitting and loft access hatch to ceiling, television and telephone points, and double glazed window to front aspect. Door concealing spacious airing cupboard and hot water tank, and open doorway through to:



KITCHEN (14'10" max x 12'10" max) having newly laid, wood effect cushioned flooring with three point spotlight fitting ceiling. Room fitted with a newly fitted range of white, shaker style base and eye level storage units, and light oak effect laminate work surface over. New, built-in 'Lamona' electric oven and matching inset four-ring electric hob over with stainless steel splash back above. New inset stainless steel sink with drainer and mixer tap over, under counter 'Logik' washing machine, with ample space and power for fridge freezer. Room having double glazed velux window to ceiling and further telephone point.

## **OUTSIDE**

TO THE SIDE OF THE PROPERTY is an allocated parking space, off road, for one vehicle.

**VIEWING: By appointment through Dove Property**