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www.doveproperty.co.uk



Auction Close, Ashbourne, Derbyshire DE6 1GQ

£565 per calendar month

Unfurnished

Deposit £700

GENERAL DESCRIPTION

A well presented two bedroom mid town house situated in a popular residential area just two minutes from Ashbourne Town Centre. Ideal for local schools and amenities, briefly comprising Entrance Hall, fitted Kitchen, Downstairs Cloaks, Cloaks Cupboard, Lounge Diner, one Double, one Single Bedrooms and Bathroom.

With drive and parking for two vehicles to the front of the property and attractive low maintenance garden with patio seating area to rear.

Early Viewing Recommended.

Council Tax Band: B

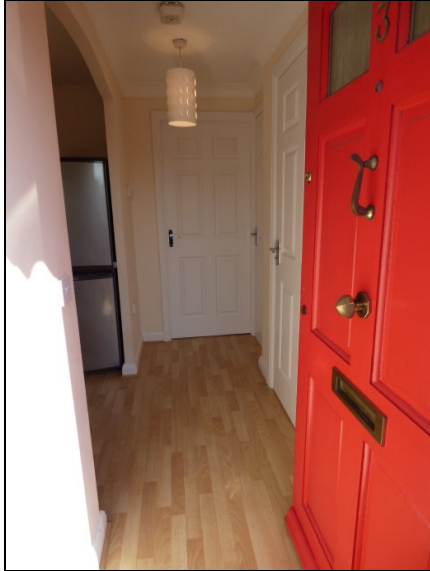
EPC Band: C

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via double glazed hardwood door into:

ENTRANCE HALL having wood effect laminate flooring with coving, smoke alarm and pendant light fitting to ceiling, single panelled central heating radiator and 'Honeywell' thermostat control to wall. Doors off to Downstairs Cloaks, Cloaks Cupboard and Lounge Diner with open archway through to:



KITCHEN (8' 11" max x 6' 2" into cupboards), fitted with a range of maple effect base and eye level storage units with wood effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over. Built-in 'Neff' electric oven with matching four ring gas hob inset over and steel extractor hood and splash back above. Three-point spotlight fitting, and 'Vectaire' extractor fan to ceiling, room having double glazed window to front aspect, tiled splash backs, 'Hotpoint' head height fridge freezer and under-counter 'Logik' washing machine. Wood effect laminate flooring continued from hall and wall mounted 'GlowWorm' combination boiler.

DOWNSTAIRS CLOAKS with wood effect laminate flooring and double glazed opaque window to front. Fitted with a cream low flush W.C. and corner vanity wash hand basin. Single panelled central heating radiator and ceiling light fitting.

UTILITY CUPBOARD carpeted, slat shelves, and ceiling light fitting.

LOUNGE DINER (15' 1" max x 13' 1" max), with coving, and pendant light fitting to ceiling. Double glazed patio doors to rear garden, two double panelled central heating radiators, television, telephone points and Sky leads. Room being carpeted with stairs to First Floor.



FIRST FLOOR:

LANDING at top of carpeted stairs with balustrade, having smoke alarm, and pendant light fitting to ceiling. Doors off to:

BEDROOM 1 (13'1" x 9') having wood effect laminate flooring with double glazed window to front aspect, single panelled central heating radiator, television point and pendant light fitting to ceiling.



BEDROOM 2 (11' x 7'3") carpeted with double glazed window to rear aspects, single panelled central heating radiator, pendant light fitting and loft access hatch to ceiling and door concealing deep over-stairs storage cupboard with shelf and single panelled central heating radiator. Loft is part boarded.

BATHROOM (7'10" x 5'8") appointed with a white 3-piece suite comprising bath with shower screen, housing a chrome thermostatically controlled main shower, pedestal wash hand basin and low flush W.C. Room being half tiled with light fitment, and extractor fan to ceiling, tiled splash backs, and cushioned flooring. Mirrored medicine cabinet to wall and single panelled central heating radiator.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a tarmac drive with parking for two vehicles off to the side in shared parking area. A footpath to the right side of the neighbouring property affording rear to front access.

TO REAR OF THE PROPERTY is an attractive, low maintenance garden over two levels with patio seating area, shrub filled borders, and steps leading to an upper decked seating area and rear access gate.

VIEWING: By appointment through Dove Property