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**South Street, Ashbourne, Derbyshire DE6 1DP**

£795 per calendar month

Unfurnished

Deposit £915

**GENERAL DESCRIPTION**

A refurbished terraced home just 3 minutes walk to Ashbourne Town Centre with new flooring, electrics, Kitchen and Shower Room. Redecorated throughout, this comfortable property briefly comprises good sized Lounge, separate Dining Room, modern fitted Kitchen, two Double & one Single Bedrooms and new Shower Room.

With gas central heating, and double glazed windows throughout, South Street is available unfurnished. Also enjoys a rear hard-standing yard area with two outbuilding storage cupboards.

Council Tax Band: B

EPC Band: D

# **ACCOMMODATION**

## **GROUND FLOOR**

ENTRANCE via UPVc entrance door with double glazed, leaded, obscured panels into:

ENTRANCE HALL, having country oak effect laminate flooring, pendant light fitting and smoke alarm to ceiling, electrics consumer unit and meter to wall, single panelled central heating radiator, stairs to First Floor and doors off to:

LOUNGE (13'16" into bay x 11'6" max), newly carpeted, pendant light fitting to ceiling, double glazed bay window to front aspect, and recessed fireplace with adjacent sockets for electric fire. Double panelled central heating radiator, low wood cabinet concealing gas meter, television and telephone points.



DINING ROOM (12' max x 11'11"), having country oak effect laminate flooring continued from the hallway, pendant light fitting double glazed window to rear aspect, and double panelled central heating radiator. Television point, door concealing understairs storage cupboard with light fitting and open archway into:



FITTED KITCHEN (9'6" x 6'7" into cupboards) having grey tile effect cushioned flooring, recessed spotlights to ceiling, underfloor heating control panel, double glazed window to side aspect and white UPVC double glazed entrance door to yard area. Room having ceramic tiled splash back throughout, newly fitted with a range of white shaker style base and eye level storage units with oak effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap, new built-in 'Bosch' single electric fan oven and inset black glass 'Zanussi' 4-ring ceramic hob, with black overhead chimney extractor hood. Space, power and plumbing for under-counter fridge and washer drier.



## FIRST FLOOR

LANDING at top of newly carpeted stairs with pendant light fittings, smoke alarm and loft access hatch to ceiling, white wood balustrade and handrail and doors off to:

BEDROOM 1 (19' x 9'3" max) newly carpeted with pendant light fitting to ceiling, double glazed window to rear aspect, double panelled central heating radiator, television point and recessed fireplace.



BEDROOM 2 (12' x 7'8" max) newly carpeted with pendant light fitting to ceiling, double glazed window to front aspect and television point.

BEDROOM 3 (8'10" x 6'11") newly carpeted with pendant light fitting to ceiling, double glazed window to front aspect and television point.



SHOWER ROOM with new white patterned cushioned flooring and white ceramic tiled shower walls and splash backs, room newly appointed with a white 3-piece suite comprising low flush W.C., boxed wash hand basin with two door cupboard under and large quadrant shower cubicle with glass doors housing a 'Triton T80' electric shower. Double glazed, obscured window to rear, white metal heated towel rail, door concealing airing cupboard with 'Vaillant' combi boiler, with recessed spotlights and extractor fan to ceiling.

## **OUTSIDE**

TO THE SIDE OF THE PROPERTY is a shared alleyway providing front to rear access across the neighbouring rear garden. Parking for the property is on street only.

TO THE REAR OF THE PROPERTY is an enclosed yard area with two small storage rooms for the Property (ex external W.C. and shed).

**VIEWING: By appointment through Dove Property**