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www.doveproperty.co.uk



The Maltings, Union Street, Ashbourne, Derbyshire DE6 1FG
£525 per calendar month Unfurnished Deposit £650

GENERAL DESCRIPTION

A fully refurbished three storey, two/three bedroom townhouse within easy walking distance of Ashbourne Town Centre. With new Entrance Door, new double glazed windows and new Kitchen, the property has been decorated throughout, offering spacious and convenient living.

Briefly comprising Entrance Hall, Bedroom 3/Study, Garage / Utility Room / Workshop, spacious Lounge Diner, newly fitted Kitchen, two further Double Bedrooms and Family Bathroom.

The property, set back from the road, has a Courtyard Front Garden with access to the Garage to the rear through communal parking area.

Early viewing recommended.

EPC Band D

Council Tax Band B

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via newly fitted double glazed, leaded UPVC door into:

ENTRANCE HALL, carpeted with two pendant light fittings, smoke alarm, single panelled central heating radiator, stairs to First Floor and doors off to:

BEDROOM 3 / STUDY (8'2" x 7'1"), carpeted with ceiling light fitting, single panelled central heating radiator and double glazed window to front aspect.

GARAGE / WORKSHOP / UTILITY ROOM (L-Shaped 15'11" red 8' x 14' max red 11") with ceiling light fitting, garage area with up and over door approached from rear of the building, laminate work surface with plumbing and power for washing machine, tumble drier and freezer and further door concealing under stairs storage cupboard.

FIRST FLOOR:

LANDING at top of carpeted stairs with balustrade with smoke alarm and pendant light fitting to ceiling. Double panelled central heating radiator, stairs to Second Floor and doors off to:

LOUNGE / DINER (16'1" max x 14'7" max), carpeted, with two ceiling light fittings, double glazed window to front aspect, single and double panelled central heating radiator. Television and telephone points with 'Sky' leads. Door off to:

KITCHEN (8'3" into cupboards x 7' into cupboards), appointed with a newly fitted range of cream base and eye level storage units with laminate roll edge work surface over. Inset stainless steel sink with drainer and mixer tap over. Free-standing 'Indesit' gas double oven with four ring gas hob above. 'Hotpoint' free-standing tall fridge freezer unit, wall mounted 'Baxi' combi boiler. Room having tiled splash backs, strip light to ceiling, double glazed window to rear aspect and cushioned flooring.

SECOND FLOOR:

LANDING at top of carpeted stairs with handrails and balustrade. Smoke alarm, loft access hatch and three-point chrome ceiling light fitting to ceiling. Built-in double door wardrobe and further door concealing shelving unit, and further doors off to:

BEDROOM 1 (13'3" x 8'7") carpeted with pendant light fitting to ceiling, single panelled central heating radiator, double glazed window to front aspect, telephone point and 'Sky' leads.

BEDROOM 2 (9'9" x 8'7") carpeted with double glazed window to rear aspect, pendant light fitting and single panelled central heating radiator.

BEDROOM 3 (8'7" x 6'11") carpeted with double glazed sash window with tertiary glazing to rear aspect, single panelled central heating radiator and pendant light fitting to ceiling.

BATHROOM appointed with a white 3 piece suite comprising low flush W.C., pedestal wash hand basin and bath with shower screen, mixer tap and shower attachment. Room being part tiled with cushioned flooring, single panelled central heating radiator, and shavers point. Double glazed velux window and two point spotlight fitting to ceiling.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a private courtyard garden, fenced off from the pavement.

TO THE REAR OF THE PROPERTY, approached through an archway is a communal parking area which leads to the Garage door for the house.

VIEWING: By appointment through Dove Property