



Ashbourne Business Centre, Dig Street, Ashbourne,
Derbyshire DE6 1GF Tel/Fax 01335 342936
www.doveproperty.co.uk



Mayfield Avenue, Mayfield, Ashbourne, Derbyshire DE6 2JA
£545 per calendar month Unfurnished Deposit £700

GENERAL DESCRIPTION

A well presented 3 bedroomed, mid-terrace house set in Mayfield, just one mile from Ashbourne Town Centre. Consisting Entrance Hall, Downstairs Cloaks, Lounge, Kitchen, Rear Porch, one Double and two Single Bedrooms and Family Bathroom.

With low maintenance gardens to front and rear, this property is ready to be made a home. Well sited for schools and all local amenities and provides an ideal location for commuters with easy access to all major routes.

EPC Band: D

Council Tax Band: A

ACCOMMODATION

GROUND FLOOR:

ENTRANCE through UPVC double glazed door into:

ENTRANCE HALL (9' x 6'2" max) with stairs off to first floor. Cushioned flooring with single glazed window to front aspect and double panelled central heating radiator. Telephone point and smoke alarm to ceiling, with doors off to:

DOWNSTAIRS CLOAKROOM fitted with a white two-piece suite comprising low flush W.C. and vanity wash hand basin with tiled splashback. Single glazed opaque window to front aspect and cushioned flooring continued from hall.

CLOSET / BOILER ROOM with single glazed opaque window to front aspect. 'Glow Worm' combination boiler and electrics / smoke alarm system to wall. Cushioned flooring continued from hall.

LOUNGE (14'3" max x 10'11" max) with a double glazed bay window to rear garden, double panelled central heating radiator, room carpeted throughout. Smoke alarm to ceiling, room having five double power points and two television points. Further door through to:



KITCHEN (12'11" max x 5'11" into cupboards) fitted with a range of beech effect base and eye level storage units with laminate work surface over. Inset single stainless steel sink and drainer with mixer tap over. Ceramic tiled flooring, tiles splash backs and ample space for electric appliances. Double glazed window and double glazed UPVC door to:

REAR PORCH (5'11" x 2'11" max) with single glazed windows and door to rear garden, tiled flooring.

FIRST FLOOR:

LANDING at top of stairs with balustrade. Smoke alarm and loft access hatch to ceiling and doors off to:

BEDROOM 1 (14'2" max x 8'10" max) with double glazed bay window to rear aspect, double panelled central heating radiator, built-in storage cupboard and covered fireplace. Three double power points and television point.



BEDROOM 2 (8'10" x 6'5") with double glazed window to front aspect and double panelled central heating radiator. Two double power points.

BEDROOM 3 (8'1" x 6'9") with double glazed window to front aspect and double panelled central heating radiator. Two double power points.

BATHROOM (7'10" max x 6'4" max) with a white three piece bathroom suite comprising bath with central mixer tap and shower attachment over, low flush W.C. and pedestal wash hand basin. Room half tiled with cushioned flooring, double panelled central heating radiator and extractor to ceiling. Double glazed opaque window to front aspect.

OUTSIDE:

TO THE FRONT is a tarmac driveway providing off-street parking for up to three vehicles with planted borders left and right. Shared side alley to right of property giving access:

TO THE REAR, comprising a low maintenance hard standing garden with prepared standing for shed or greenhouse.



VIEWING: By appointment through Dove Property