



20 St. Cuthberts Road

Doveridge, Ashbourne, DE6 5PJ

£229,500



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Entrance Hallway

Approached from front entrance door and having ceiling light point, tiled flooring and radiator. Doors to Guest Cloakroom and Lounge.

Guest Cloakroom

Comprising closet w.c and pedestal hand wash basin. Ceiling light point, radiator, tiled flooring and part tiling to walls.

Lounge

Having two ceiling light points, radiator, useful under stairs storage cupboard and upvc double glazed window to front aspect. Stairs leading to First Floor Landing.

Fitted Kitchen

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with gas hob and extractor over. Integrated fridge/freezer and space with plumbing for washing machine. Wall mounted boiler, ceiling light points, radiator, tiled flooring and French upvc double glazed doors to the landscaped rear garden.

First Floor Landing

Approached from stairs in Lounge and having ceiling light point and loft access.

Bedroom One

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Two

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bathroom

Comprising panelled bath with shower over with screen, pedestal hand wash basin and closet w.c. Inset ceiling light points, radiator, tiled flooring and part tiling to walls.

Outside

The property having a planted fore garden with shrubs and path to front entrance door. A block paved driveway provides parking for several vehicles. A pedestrian gate leads into the landscaped enclosed rear garden with paved patio, lawn with gravel borders, seating area and outside tap.

Agents Note

The property is supplied by LPG Gas. A service charge is payable at approx £250.00 per annum. This covers maintenance of communal areas on the development.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



Road Map



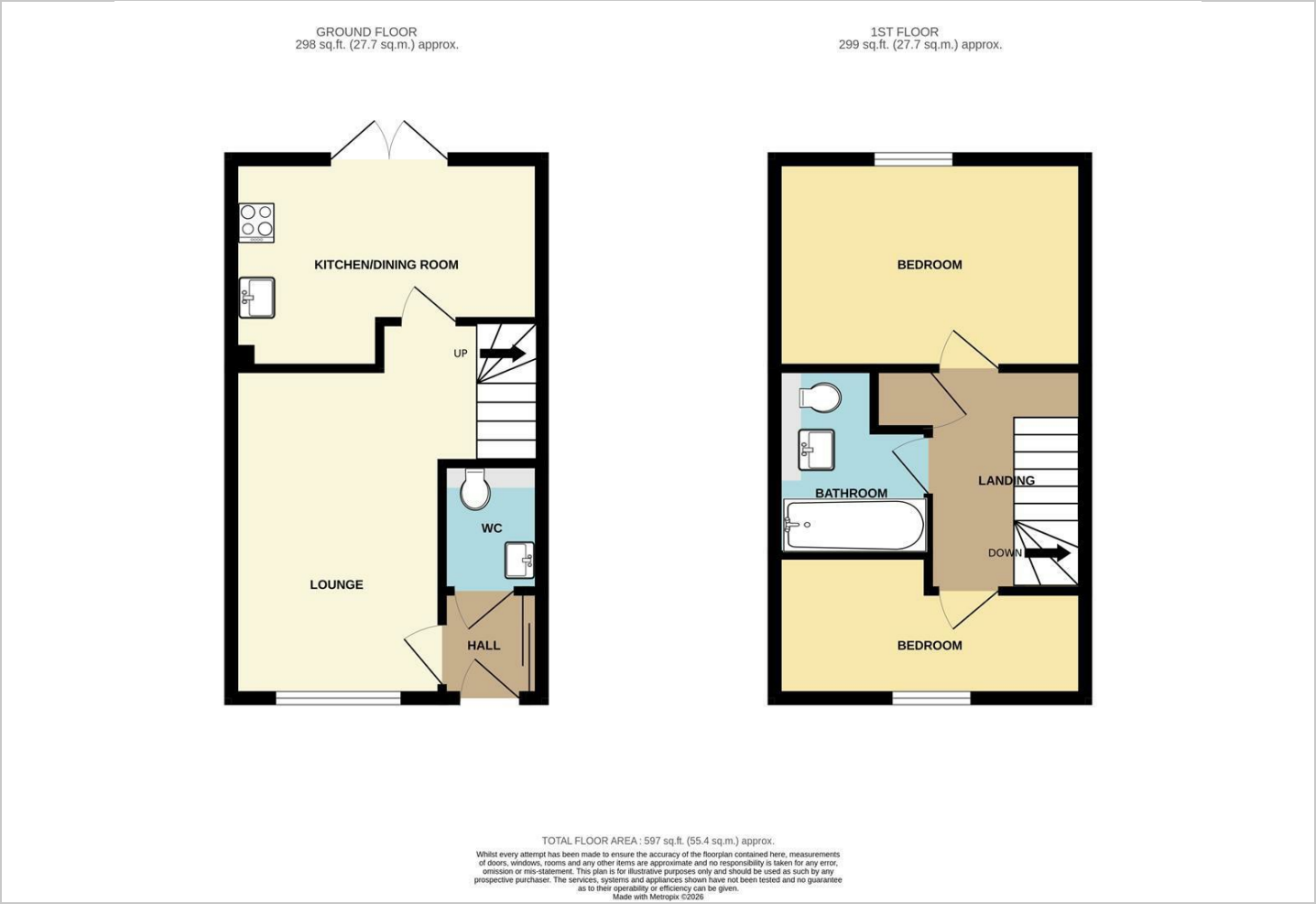
Hybrid Map



Terrain Map



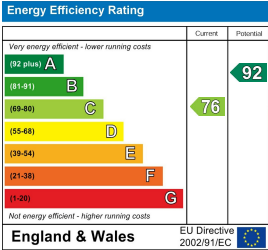
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.