

Auction Close, Derbyshire, DE6 IGQ £194,500



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Modern property located in the heart of Ashbourne and offered for sale with no upward chain. In brief the property offers a hall with guest cloakroom, fitted kitchen, lounge diner, two bedrooms and a bathroom. Drive and a rear garden.







### HALL

Entrance door into the hall, radiator, door to the cloakroom and lounge, open through to the kitchen.

## **KITCHEN**

Fitted wall mounted, base and drawer units with work surfaces and sink and drainer unit. Electric oven, gas hob and extractor hood, integrated fridge freezer, plumbing and space for a washing machine. Upvc double glazed window.

### LOUNGE

Double glazed patio doors onto the garden, two radiators, stairs to the first floor.

### FIRST FLOOR LANDING

Doors to -

# **BEDROOM I**

Upvc double glazed window and radiator.

# BEDROOM 2

Two upvc double glazed windows, cupboard and radiator.

### **BATHOOM**

Panel enclosed bath with a shower over, low flush wc, wash hand basin, radiator and upvc double glazed window.

### **OUTSIDE**

Front block paved drive, side gated access to the enclosed rear garden with seating areas and a lawn.





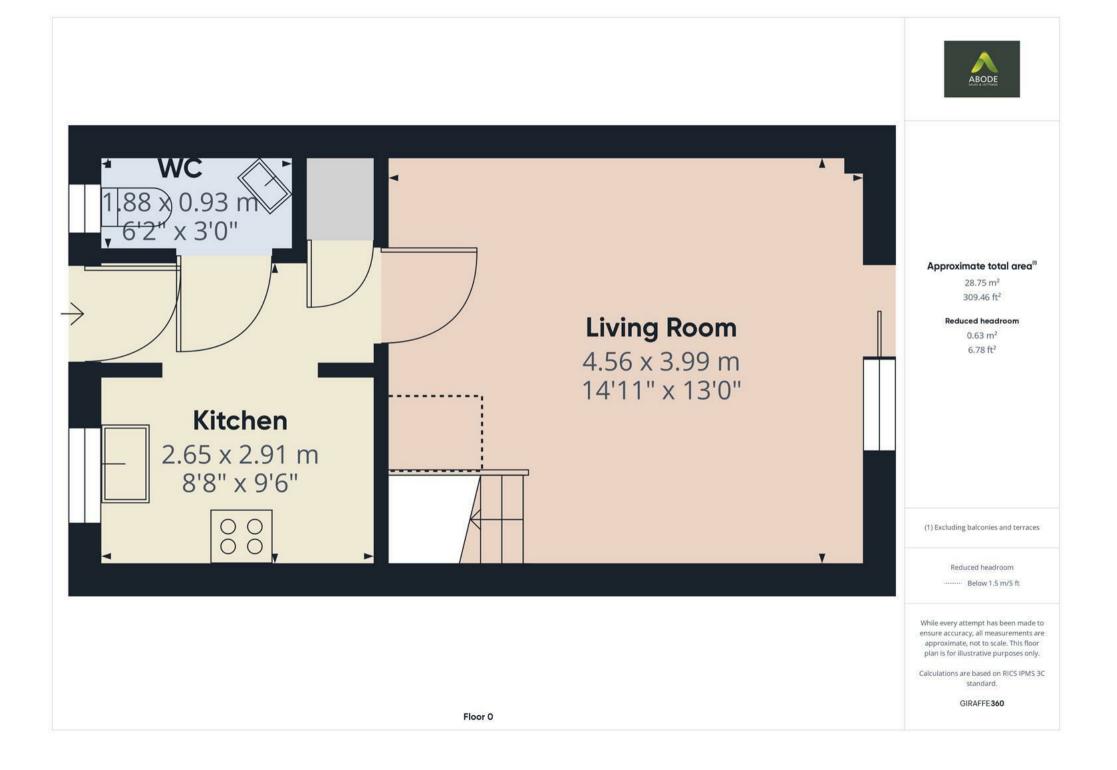




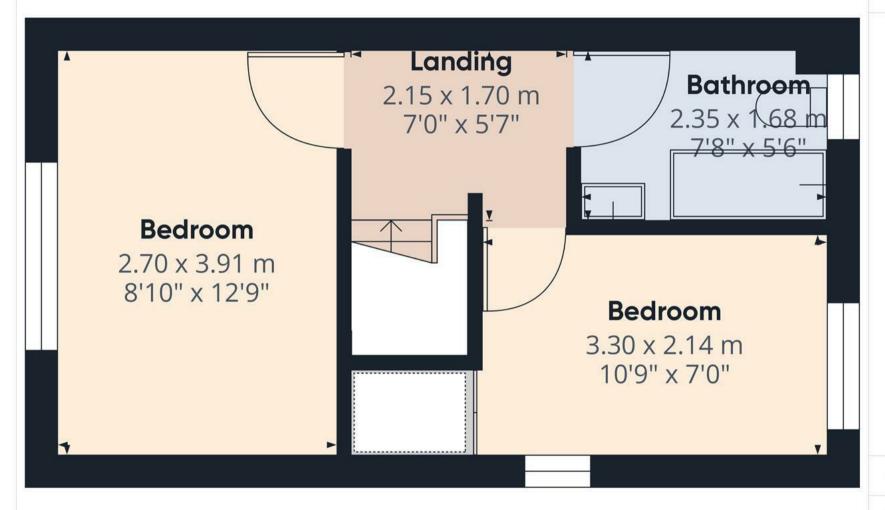












Approximate total area<sup>(1)</sup>

24.86 m<sup>2</sup> 267.59 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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