



**22 CEDAR CLOSE, ASHBOURNE, DE6 1FJ**

**PRICE: OFFERS AROUND £198,000**



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**ESTATE AGENTS   CHARTERED SURVEYORS   AUCTIONEERS**

## DESCRIPTION

A well-proportioned two bedroom semi-detached property situated in a popular residential area with the benefit of driveway parking and gardens to the front and rear.

There is a single storey extension to the side which is unfinished. (The seller is completing a few minor items and then the building inspector will be able to sign it off as 'completed') It offers excellent opportunity for the prospective purchaser to create a home office, garden room, gym, utility/storage room or it could potentially be opened up into the main house to create an open plan dining kitchen or additional reception room.

The property has gas central heating and double glazing.

Considered an ideal opportunity for first time buyers, professionals, retirees or as a buy-to-let.

## ACCOMMODATION

A upvc double glazed front entrance door opens into the

**Entrance Porch** with upvc double glazed full height window, storage cupboard and further door leading into the

**Sitting Room** 4.90m x 3.64m (16'1" x 11'11") having a feature brick fireplace with quarry tiled hearth, front aspect full height upvc double glazed window, radiator, staircase leading to the first floor and door opening into the

**Breakfast Kitchen** 3.65m x 2.80m (12' x 9'2") comprising a range of wall and base units and drawers with integrated electric oven, Cooke & Lewis electric hob and stainless steel extractor hood above. Work surface with inset one and a half bowl stainless steel sink and drainer unit, tiled splashback, breakfast bar, radiator and rear aspect upvc double glazed window. A upvc double glazed door opens onto the rear garden.

**Single Storey Garden Store Extension** 5.38m x 2.14m (17'8" x 7') with two Velux windows, upvc double glazed front aspect window and front entrance door. French doors open onto the rear garden. NB. The seller is completing a few minor items and then the building inspector will be able to sign it off as 'completed'

**First Floor Landing** with access to the roof space and doors leading to both bedrooms and the bathroom.

**Bedroom One** 3.63m x 2.79m (11'11" x 9'2") with two rear aspect double glazed windows and radiator.

**Bedroom Two** 3.63m x 2.40m (11'11" x 7'10") with front aspect double glazed window and radiator.

**Bathroom** being fully tiled with 'P' shaped bath and Mira electric shower over, wash hand basin with vanity unit below and low flush wc. Side aspect window, heated towel



rail and in-built cupboard over the stairs housing the Worcester central heating boiler.

### OUTSIDE

The property stands behind an open plan fore-garden with lawn and driveway providing parking.

At the rear there is a paved patio across the rear of the property and garden area with artificial grass enclosed by timber fencing.

### SERVICES

It is understood that all mains services are connected to the property.

### FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

### TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

### COUNCIL TAX

For Council Tax purposes the property is in band B

### EPC RATING D

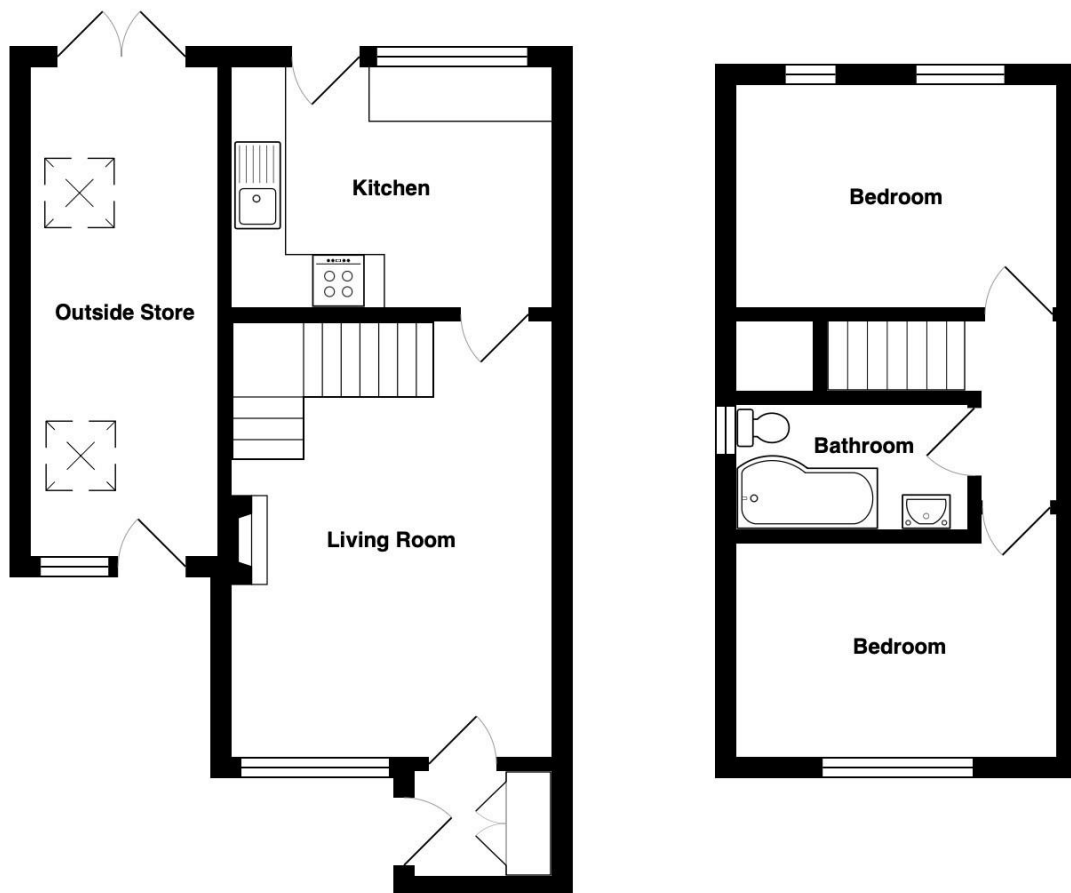
### VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2877



22, Cedar Close, Ashbourne, DE6 1FJ



Total Area: 69.6 m<sup>2</sup> ... 750 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.