



26 GARDENER COURT, DOVERIDGE, DE6 5PH

PRICE: OFFER AROUND £220,000



ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk
MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

www.fidler-taylor.co.uk



ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

This beautifully presented modern two bedroomed semi-detached property is located in the well regarded village of Doveridge. The accommodation comprises entrance hall, cloakroom, sitting/dining room and fitted kitchen to the ground floor. On the first floor there are two well proportioned bedrooms and a bathroom. A driveway to the side of the property provides parking for two cars and there is a pleasant rear garden enjoying a good degree of privacy.

Ideally suited to the first time buyer, those looking to downsize or as a buy-to-let.

ACCOMMODATION

A front entrance door opens into the

Entrance Hall with radiator, staircase leading to the first floor and doors leading to the cloakroom, kitchen and living/dining room.

Cloakroom with low flush wc, pedestal wash-hand basin, radiator and side aspect UPVC double-glazed window.

Kitchen 3.06m x 1.77m (10' x 5'9") comprising a modern range of wall and base units and drawers with integrated fridge/freezer, dishwasher, washing machine, Zanussi electric oven and Zanussi four ring electric hob with stainless steel extractor hood above. Work surface with inset stainless-steel sink and drainer unit, front aspect UPVC double-glazed window and Ideal gas central heating boiler concealed within one of the units.

Sitting/Dining Room 4.03m x 3.89m overall measurements. With UPVC double glazed French doors opening onto the garden, two radiators and understairs storage cupboard.

First Floor Landing with doors leading to both bedrooms and bathroom.

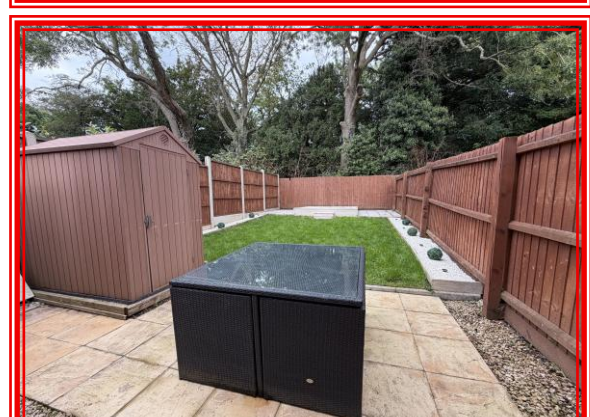
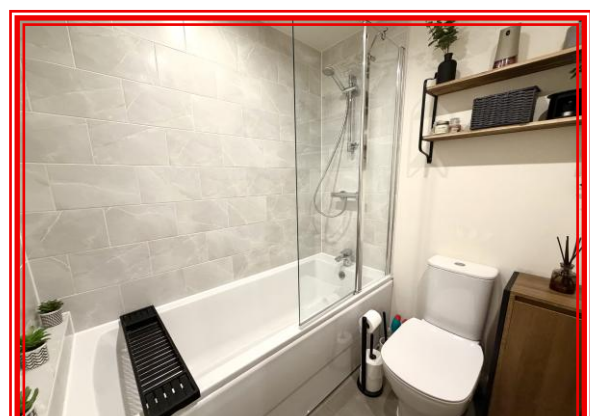
Bedroom One 3.90m x 2.55m (12'9" x 8'4") with two rear aspect UPVC double-glazed windows and radiator.

Bedroom Two 3.31m x 2.57m (10'10" x 8'5") with front aspect UPVC double-glazed window, radiator, fitted three door wardrobe and in-built cupboard over the stairs.

Bathroom 1.87m x 1.76m (6'2" x 5'9") comprising bath with mains control shower over, low flush wc, pedestal wash-hand basin, extractor fan, recessed ceiling spotlighting and heated towel rail.

OUTSIDE

Externally there is a driveway to the side of the property providing parking for two cars. At the rear there is an enclosed garden with paved patio, lawn and further raised patio seating area. The rear garden enjoys a good degree of privacy.



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.

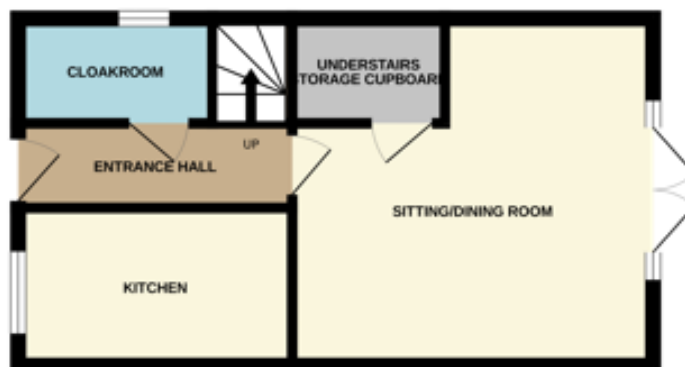
EPC RATING C**VIEWING**

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

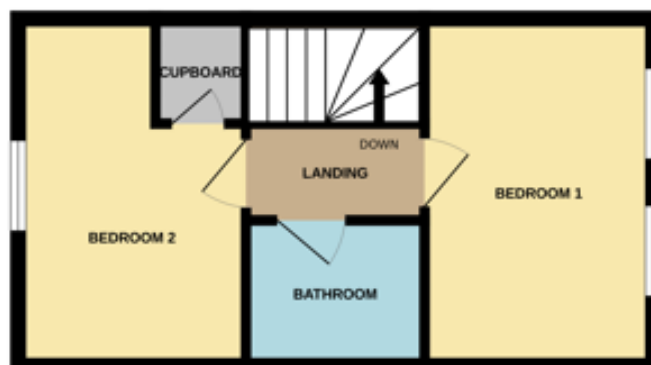
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GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.