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**The Maltings, Union Street, Ashbourne, Derbyshire DE6 1FG**  
£700 per calendar month   Unfurnished   Deposit £800

### **GENERAL DESCRIPTION**

A spacious, well-presented three storey, two bedroom townhouse within easy walking distance of Ashbourne Town. Briefly comprising Entrance Hall, Study / Storage Room, Garage / Utility Space, good sized Lounge Diner, fantastic fitted Kitchen with appliances, two Double Bedrooms and Family Bathroom.

The property has a private parking area to the rear offering off road parking for two vehicles and access to Garage door.

Early viewing recommended.

EPC Band E

Council Tax Band B

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via wood effect / white UPVC entrance door with double glazed, obscured window above into:

ENTRANCE HALL, having ribbed entrance and beige carpets with two pendant light fittings, smoke alarm, 'Rainte' electric convection heater, stairs to First Floor and doors off to:

STUDY / STORAGE ROOM (7'5" x 7'1"), having grey tile effect cushioned flooring with ceiling light fitment, electric convection heater, electrics consumer unit and double glazed window to front aspect.



GARAGE / UTILITY SPACE with strip light, garage area with up and over door approached from rear of the building, laminate work surface with plumbing and power for washing machine, and tumble drier and further door concealing large under stairs storage cupboard.

### **FIRST FLOOR:**

LANDING at top of carpeted stairs with stained pine balustrade and handrails with smoke alarm and pendant light fitting to ceiling. Double glazed window to rear aspect, telephone point, stairs to 2<sup>nd</sup> Floor and door off to,

LOUNGE / DINER (16'2" max x 14' reducing 9'3"), carpeted, with two ceiling spotlight rails, two square, glass wall light fittings, double glazed window to front aspect with shutters, and 'Rainte' electric convection heater. Television point and wall mounted electric living-flame effect fire and door off to:





KITCHEN (7' into cupboards x 6'9" into cupboards), having oak flooring, appointed with a most attractive black gloss range of base and eye level shaker style storage units with beige granite effect laminate roll edge work surface over. Inset black sink with drainer, vegetable bowl and mixer tap over. Built-in 'Hotpoint' electric single fan oven with matching inset black glass four-ring gas hob over and wall mounted extractor fan above. Built-in 'Candy' fridge unit with freezer compartment, with the room having full glass splash backs throughout. 5-point spotlight rail and heat alarm to ceiling, CO detector and double glazed window to rear aspect.

## SECOND FLOOR:

LANDING at top of carpeted stairs with stained pine handrail and balustrade. Smoke alarm, loft access hatch and pendant light fitting to ceiling. Built-in triple door wardrobe / shelving unit, internal door concealing airing cupboard with hot water tank and timed immersion heater control panel and further doors off to:

BEDROOM 1 (11'11" x 8'1") carpeted with pendant light fitting to ceiling, 'Rainte' convection heater and double glazed window to front aspect.



BEDROOM 2 (11'2" x 6'8") carpeted with double glazed window to rear aspect, pendant light fitting and 'Rainte' convection heater.

BATHROOM appointed with a white 3-piece suite comprising low flush W.C., boxed circular wash hand basin over wood single door cupboard and bath with shower screen, mixer tap and shower attachment to riser rail. Room being fully tiled with oak effect laminate flooring, chrome heated towel rail, and mirrored door medicine cabinet. Double glazed, obscured window to rear and light fitting to ceiling.



**OUTSIDE:**

TO THE REAR OF THE PROPERTY, approached through an archway is a private parking area for two vehicles which leads to the Garage door for the house.



VIEWING: By appointment through Dove Property