



Cavendish Drive,ASHBOURNE DE6 1SR

welcome to

Cavendish Drive, ASHBOURNE

Two Bedroom property, located in a popular residential area of Ashbourne, this well-presented two-bedroom home is conveniently situated close to local amenities, schools, and transport links, with the town centre and Derbyshire countryside within easy reach.



Entrance Hall

Entering the property through the front door, the welcoming entrance hall features laminate flooring, a radiator, and provides access to all principal ground floor accommodation, with stairs rising to the first floor. The space offers a practical introduction to the home and benefits from natural flow throughout.

Cloakroom/Wc

Fitted with a low-level WC and hand wash basin, this useful cloakroom benefits from laminate flooring and a radiator, providing convenient ground floor facilities.

Kitchen

8' 4" x 6' 4" (2.54m x 1.93m)

Fitted with a range of wall-mounted and base units providing ample storage, the kitchen benefits from tiled-effect lino flooring, complementary worktop surfaces, and a tiled splashback. There are a stainless-steel sink and drainer, a built-in electric oven with gas hob, and space for a washing machine, tumble dryer, and fridge/freezer. The room offers a practical and functional layout for everyday cooking and household needs.

Lounge

14' 3" x 13' 5" (4.34m x 4.09m)

A well-proportioned lounge offering an attractive living space, featuring laminate flooring, a radiator, and useful under-stairs storage. Patio doors provide direct access to the rear garden and allow plenty of natural light to flow into the room, creating a bright and inviting atmosphere.

Landing

The first-floor landing features carpeted flooring and provides access to all first-floor accommodation. The space offers a practical connection between the bedrooms and bathroom, with a staircase descending to the ground floor.

Bedroom One

14' 3" x 11' 3" (4.34m x 3.43m)

A well-proportioned double bedroom featuring

carpeted flooring, a radiator, and a window to the front elevation, allowing for plenty of natural light. Offering ample space for bedroom furniture, this comfortable room provides an ideal principal bedroom.

Bedroom Two

11' 4" x 7' 9" (3.45m x 2.36m)

A versatile second bedroom featuring carpeted flooring, a radiator, and a window overlooking the rear garden, allowing for plenty of natural light. Currently utilised as a home office, the room offers flexible accommodation and could easily serve as a bedroom, nursery, or study to suit individual requirements.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower over, pedestal hand wash basin, and low-level WC. The bathroom benefits from lino flooring, a radiator, and a window to the rear elevation, providing natural light and ventilation. Complemented by a tiled splashback, the room offers a practical and functional space for everyday use.

Garden/Exterior

The enclosed rear garden offers a pleasant outdoor space, featuring a patio area immediately upon exiting the property, ideal for outdoor seating and entertaining. Beyond this is a lawned area, complemented by a selection of mature trees providing an excellent degree of privacy. To the rear of the garden, there is a garden shed offering useful storage, together with gated access for added convenience.

Agents Notes

This property is subject to a shared ownership (40%) with NCHA.



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welcome to

Cavendish Drive, ASHBOURNE

- Two Bedrooms
- Spacious Lounge
- Enclosed Rear Garden
- Driveway Parking
- 40% Shared Ownership

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 354.00

Ground Rent: 4154.04

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2007.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£89,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN107046 - 0003

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