



Buxton Road, Ashbourne DE6 1EX

welcome to

Buxton Road, Ashbourne

Two-bedroom end-terrace cottage style property on Buxton Road, close to local amenities and transport links. In need of modernisation throughout, with a small rear courtyard garden and excellent potential for improvement. Ideal for first-time buyers or investors.



Auctioneer's Comments

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Entrance Hall

Small entrance hall providing access to the ground floor accommodation, with stairs rising to the first-floor landing. Finished with lino flooring to the entrance area, transitioning to carpet on the staircase. A practical space connecting all areas of the property.

Lounge

12' 6" x 11' 3" (3.81m x 3.43m)

A cosy lounge featuring a window to the front elevation and a further window to the rear, allowing for plenty of natural light. The focal point of the room is a log burner set within the chimney breast,

creating a warm and inviting atmosphere. A radiator completes the accommodation.

Kitchen

12' 5" x 9' 7" (3.78m x 2.92m)

Fitted with a range of base and wall units with dark wood-effect worktops and tiled splashbacks. Incorporating a stainless-steel sink and drainer, integrated oven and gas hob, with space for a fridge freezer and washing machine. Dual aspect windows to the front and rear elevations provide natural light, with a radiator and access to a useful pantry completing the room. Finished with a small space for a dining table.

Bedroom One

12' 6" x 11' 5" (3.81m x 3.48m)

A comfortable and practical bedroom featuring easy-maintenance lino flooring and a characterful exposed brick wall. A window to the front aspect allows plenty of natural light to fill the room, while a useful built-in storage cupboard provides convenient space for clothing and household essentials. An ideal bedroom offering both functionality and charm.

Bedroom Two

11' 3" x 7' 1" (3.43m x 2.16m)

Bedroom two is a single bedroom with carpeted flooring, a window to the front elevation providing natural light, and a radiator. The room offers potential for updating and could be suited to a variety of uses, including a bedroom, nursery, or home office.

Bathroom

Fitted with a low-level W/C, hand wash basin set within a vanity unit providing useful storage, and a heated towel radiator. The bath with shower over benefits from tiled splashbacks, completing this functional bathroom suite.

Exterior/Garden

To the side of the property, a pathway provides convenient direct access from the street to the rear garden. The rear garden is a small courtyard-style

space, offering a low-maintenance outdoor area with potential to personalise.



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Buxton Road, Ashbourne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two-bedroom end-terrace cottage style property
- Convenient town centre location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£95,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN107013 - 0003

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