



For Sale

2 Etches Row, Ashbourne, Derbyshire DE6 1TT

	2
	1
	2
	650 sq ft

A recently constructed two bedroom mid townhouse located on the new Rambler's Gate development on the edge of Ashbourne. Attractively presented throughout with stylish kitchen.

Guide Price £210,000

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bennet
samways



BENNET SAMWAYS are delighted to offer this recently constructed two bedroom mid townhouse located on the new Rambler's Gate development on the edge of Ashbourne. Attractively presented throughout with stylish kitchen. The gross internal area is 650sq.ft. The current owner's have also added a brand new Scandinavian log cabin, which could be used as a garden office, or gym. No chain.

Interior - On entering the hall, there is a fitted guest cloakroom with WC and a stylish fitted kitchen with high gloss grey units and worktops. There are integrated appliances that include gas hob, extractor fan over, electric oven, fridge and washing machine.

The sitting room enjoys access onto the rear garden via French doors. On the first floor there is a master bedroom and bedroom two with fitted wardrobes. The fitted bathroom has a white suite, and includes a shower over the bath.

Exterior - The property has a lovely outlook with pleasant views. There is parking in front of the house for two vehicles. The rear garden has been landscaped, and has a large brand new Scandinavian log cabin, which could be used as a garden office or gym.

Owner's perspective - Our time here has been great, as first time buyers it was the perfect starter home for us. Brilliant for dog walks with the campsite being a 5 minute walk just from the end of the estate. Having the local Co-Op just a walk away has been super along with Queen's fish and chips and great coffee at Preston's, all just around the corner. Lovely neighbours who often mow our front lawn for us, since we had the back garden landscaped and had little use for a lawnmower. We will look back with fond memories at our first home together.

Agents Notes - Council Tax: Derbyshire Dales District Council - Band B

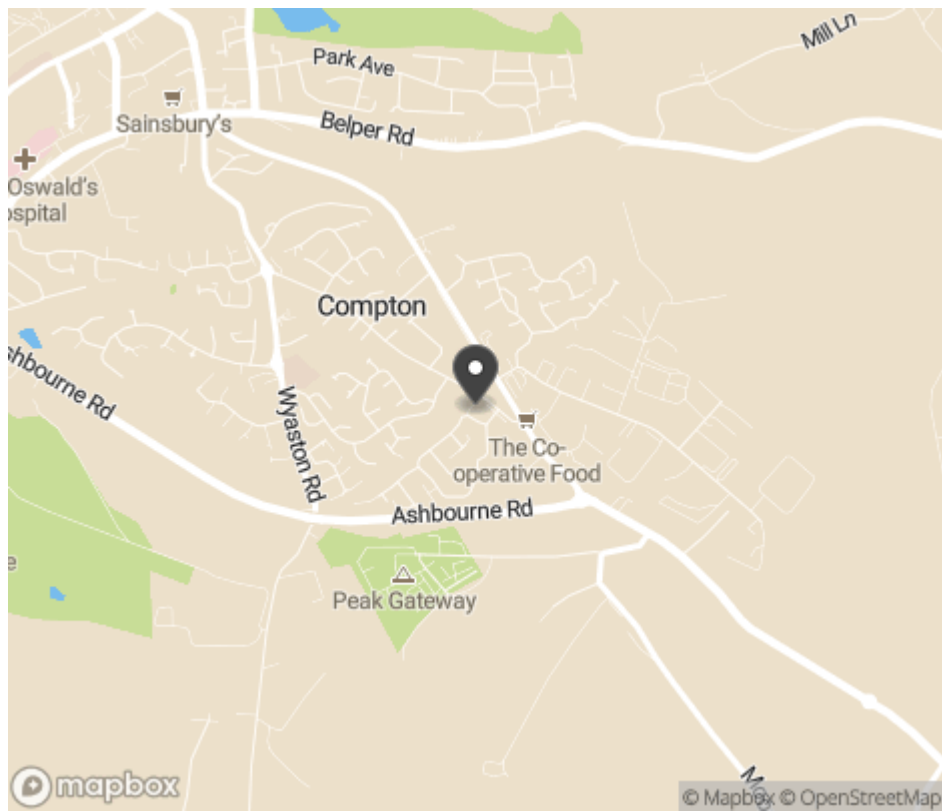
Services: Mains electricity, mains water, mains gas, mains drainage & broadband internet.

Tenure: Freehold

Further note - There is a green space annual maintenance charge of £188.00 which will start when the development is finished.

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.





Energy Efficiency Rating	
Current	Potential
84	98

Very energy efficient - lower running costs

(92+) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
88	101

Very environmentally friendly - lower CO₂ emissions

(92+) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

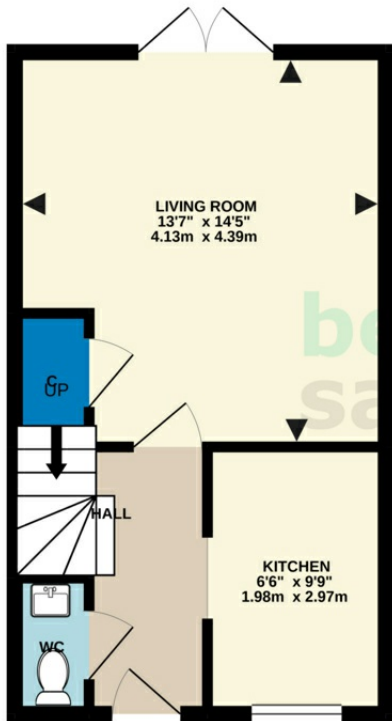
(1-20) **G**

Not environmentally friendly - higher CO₂ emissions

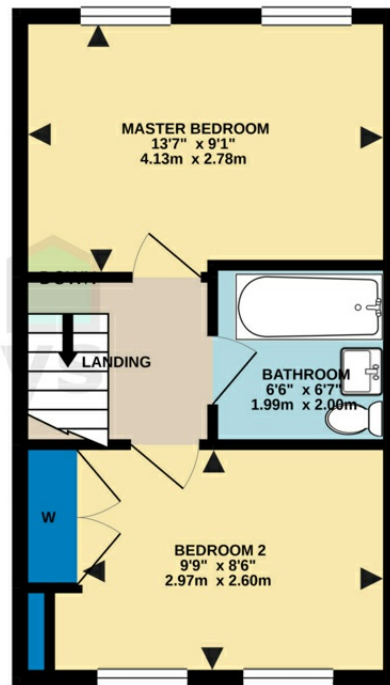
England, Scotland & Wales

EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



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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