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Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



8 Mayfield Terrace

Mayfield, Ashbourne, DE6 2JL

Offers Over £200,000



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8 Mayfield Terrace

Mayfield, Ashbourne, DE6 2JL

A fantastic good sized two bedroom terraced property which has been recently renovated throughout with quality fixtures and fitting offering a spacious reception room, a recently renovated kitchen and two bedrooms. Situated on the outskirts of Ashbourne close to many local amenities.

Of interest to first time buyers or families alike.

Directions

From our office in Leek head East on the Ashbourne Road (A523) for approximately 13.7 miles before turning right onto Watery Lane after passing the BP garage. Take the first right off Watery Lane onto Mayfield Yarns. Continue on this road for 0.7 miles, sticking to the left as the road splits and the property will be on the right as signposted by our 'For Sale' board.

Situation

The property is situated near Mayfield on the outskirts of Ashbourne, approximately 2.2 miles from the centre of Ashbourne, 11.2 miles from Uttoxeter and 14.8 miles from Leek.

Accommodation Comprises

Lounge

14'8" x 14'7" (4.48m x 4.45m)

With laminate wood effect flooring, feature fireplace, built in storage cupboards and a window the front aspect.





Kitchen

7'10" x 14'8" (2.39m x 4.46m)

With laminate wood effect flooring, a range of floor and wall mounted kitchen units including and electric oven with extractor over and a one bowl sink unit, stairs off and a window to the rear aspect.

Utility

8'6" x 7'10" (2.60m x 2.40m)

With laminate wood effect flooring, plumbing for a washing machine and an external door to the rear aspect.

Downstairs WC

3'12" x 5' (1.21m x 1.53m)

With low level WC and wash hand basin.

Bedroom Number One

14'8" x 8'12" (4.48m x 2.74m)

With wooden flooring, radiator, a window and a store cupboard off.

Bedroom Number Two

11'9" x 7'11" (3.59m x 2.41m)

With wooden flooring and a store cupboard off.

Bathroom

7'7" x 5'5" (2.30m x 1.66m)

With a bath with shower over, wash hand basin and underfloor heating.

Services

We understand that the property is connected to mains water, electricity, gas and drainage.



Viewings

By prior arrangement through Graham Watkins & Co.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



Floor Plan



Viewing

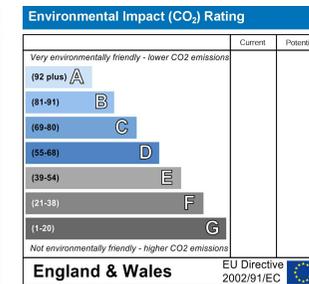
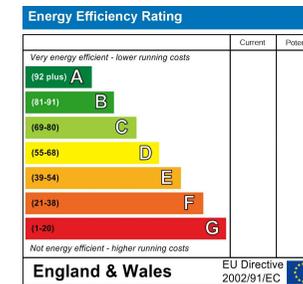
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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