



**10 Bernard Gadsby Close, Ashbourne, Ashbourne, Derbyshire, DE6 1RB**

**£995 PCM**

Available at the start of December 2025. Scoffield Stone are delighted to bring to the market this modern delightful three bedroom mid terrace property in the market town of Ashbourne, Derbyshire on the edge of the Peak District. Accommodation briefly comprises; reception hallway, guest cloakroom/ wc, modern kitchen, spacious lounge diner with patio doors to enclosed rear garden with lawn and patio. To the first floor are two double bedrooms, one single bedroom, family bathroom, shower room en suite and at the front of the property is driveway parking for two cars. . EPC Rating: C (77). Council Tax Band: C. Deposit £1145.00, which includes a Holding Deposit of £225.00 which will go towards the successful applicants first months rent.

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### FULL DESCRIPTION

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### Entrance hallway



Having wooden flooring, neutrally decorated, composite front door with obscured glass window. Standard light fitting, radiator, internet access point, multiple sockets.

### Kitchen

11'1" x 8'5" (3.38 x 2.59)



Having black tiled flooring, wooden effect wall and floor units, black worktop counter. Walls neutrally decorated. Having electric oven with gas hob, stainless steel sink with mixer tap and draining board. Standard light fitting, radiator and multiple sockets.

### Lounge

14'6" x 15'10" (4.43 x 4.83)



Having wooden flooring, walls neutrally decorated, standard light fitting, multiple radiators, multiple sockets, tv access point. UPVC double glazed window, UPVC double glazed patio doors leading to rear garden.

Having large storage cupboard under stairs with plumbing for washing machine.

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### Guest cloakroom

7'4" x 2'11" (2.26 x 0.89)



Having black tiled flooring, neutrally decorated, ceramic low flush wc and basin with hot and cold taps. Having radiator, standard light fitting and UPVC double glazed obscured glass window.

### Landing/Stairwell

Having carpeted flooring to landing and stairs, walls neutrally painted, standard light fitting, loft access.

### Bedroom One

10'4" x 10'1" (3.17 x 3.08)



Having carpeted flooring, walls neutrally painted, built in wardrobe, tv access point, radiator, multiple sockets. UPVC double glazed window.

### En-suite

4'0" x 5'3" (1.23 x 1.62)



Having black tiled flooring, walls neutrally painted, ceramic low flush wc and basin with hot and cold taps. Shower cubicle with electric shower. Radiator and standard light fitting, UPVC double glazed obscured glass window.

### Bedroom Two

9'5" x 8'7" (2.88 x 2.64)



Having carpeted flooring, walls neutrally painted, standard light fitting, radiator, tv access point and sockets. UPVC double glazed window to rear.

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### Bedroom Three

8'2" x 6'0" (2.51 x 1.84)



Having carpeted flooring, walls neutrally painted, standard light fitting, radiator, internet access point, multiple sockets. Having UPVC double glazed window to rear.

### Bathroom

6'8" x 5'6" (2.04 x 1.68)



Having tiled flooring, walls part tiled part neutrally painted, radiator, ceramic low flush wc and wash basin with hot and cold taps. UPVC double glazed obscured window. Standard light fitting.

### Rear garden



UPVC double glazed patio doors leading to patio. Patio leading to a decking section in middle of garden which in turn leads to a pea shingle section at rear.

### Material information

Verified Material Information

Monthly rent: £995.00

Council tax band: C

Council tax annual charge: £1917.08 a year (£159.76 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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## 10 Bernard Gadsby Close, Ashbourne, Ashbourne, Derbyshire, DE6 1RB

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 90        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 77                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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