



3 Lambourne Avenue, Ashbourne, DE6 1BP £249,950

A DETACHED BUNGALOW, enjoying an IMPRESSIVE CORNER PLOT, in a pleasant, mature cul-de-sac, on the fringe of the sought-after Market Town of Ashbourne. The property offers an exciting opportunity for a scheme of refurbishment, and potential structural extension, subject to approvals. Available with IMMEDIATE VACANT POSSESSION, the accommodation has the benefit of UPVC double glazing and gas central heating, and briefly comprises: -

INTERNALLY, recessed entrance porch, entrance hall, front lounge, kitchen, enclosed side porch with boiler room off, TWO DOUBLE BEDROOMS, and bathroom. EXTERNALLY, the property enjoys front, side and rear gardens, driveway for car standing, and detached garage. EPC D, Council Tax Band D.

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The Property

We understand the property was constructed in approximately 1962, and having only one owner. Enjoying an impressive corner plot, offering an exciting opportunity for a refurbishment scheme, and structural extension(s), subject to requirements and obtaining the usual planning and building regulation approvals. Extensions could include additions to the ground floor, and potential loft conversion. The property is available with immediate vacant possession, and comprises; recessed porch, entrance hall, lounge, kitchen, two double bedrooms, bathroom, side porch, boiler/utility room, driveway, detached garage, and front, side and rear gardens.



Location

The property enjoys a mature cul-de-sac setting, on the fringe of the sought after Market Town of Ashbourne, which is well served by an excellent range of local amenities, to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, and highly regarded schooling, together with leisure facilities. Ashbourne is within easy commuting distance of the City of Derby, via the A52 and a regular bus service, together with the Peak District National Park.

Directions

When leaving Derby city centre by vehicle proceed along the A52 Ashbourne Road, continuing through Kirk Langley and Brailsford, then on entering the outskirts of Ashbourne at the traffic island, continue straight across onto Derby Road for Ashbourne, before turning left at Prestons Garage into Old Derby Road, continue along Old Derby Road before turning second right into Lambourne Avenue.

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Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13464

Accommodation

Having the benefit of gas central heating and UPVC double glazing, the detailed accommodation comprises: -

INTERNALLY

Recessed Entrance Porch

Providing access to the: -

Entrance Hall

Having aluminium double glazed front door, central heating radiator, and access to the loft space via an aluminium loft ladder, the loft space having electric light.

Front Lounge

4.19m x 3.66m (13'9" x 12'0")

Having central heating radiator, and UPVC double glazed window to the front and side.



Kitchen

3.43m x 2.79m plus (11'3" x 9'2" plus)

Measurements are 'plus recess'.

Having floor and wall units, stainless steel sink unit with single drainer, central heating radiator, UPVC double glazed window, built-in airing cupboard, and walk-in pantry.



Enclosed Side Porch

Providing access to the: -

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Boiler/Utility Room

Having Ideal wall-mounted gas central heating boiler providing domestic hot water and central heating.

Bedroom One

3.66m x 3.48m plus (12'0" x 11'5" plus)

Measurements are 'plus bay'.

Having UPVC double glazed bay window to the front, UPVC double glazed side window, and central heating radiator.

Bedroom Two

3.61m x 3.02m (11'10" x 9'11")

Having UPVC double glazed window, and central heating radiator.

Bathroom

Having suite comprising; low-level WC, pedestal wash hand basin, and panelled bath, together with hardwood double glazed window, and central heating radiator.

EXTERNALLY

Gardens

The property enjoys a corner plot, having lawn, mature flower and shrub borders to the front and side, together with driveway affording car standing, and leading to the rear to the: -

Detached Garage

6.10m x 2.74m (20'0" x 9'0")

Of concrete sectional construction.

Rear Garden

Having lawn, and flower borders.



ADDITIONAL INFORMATION

Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

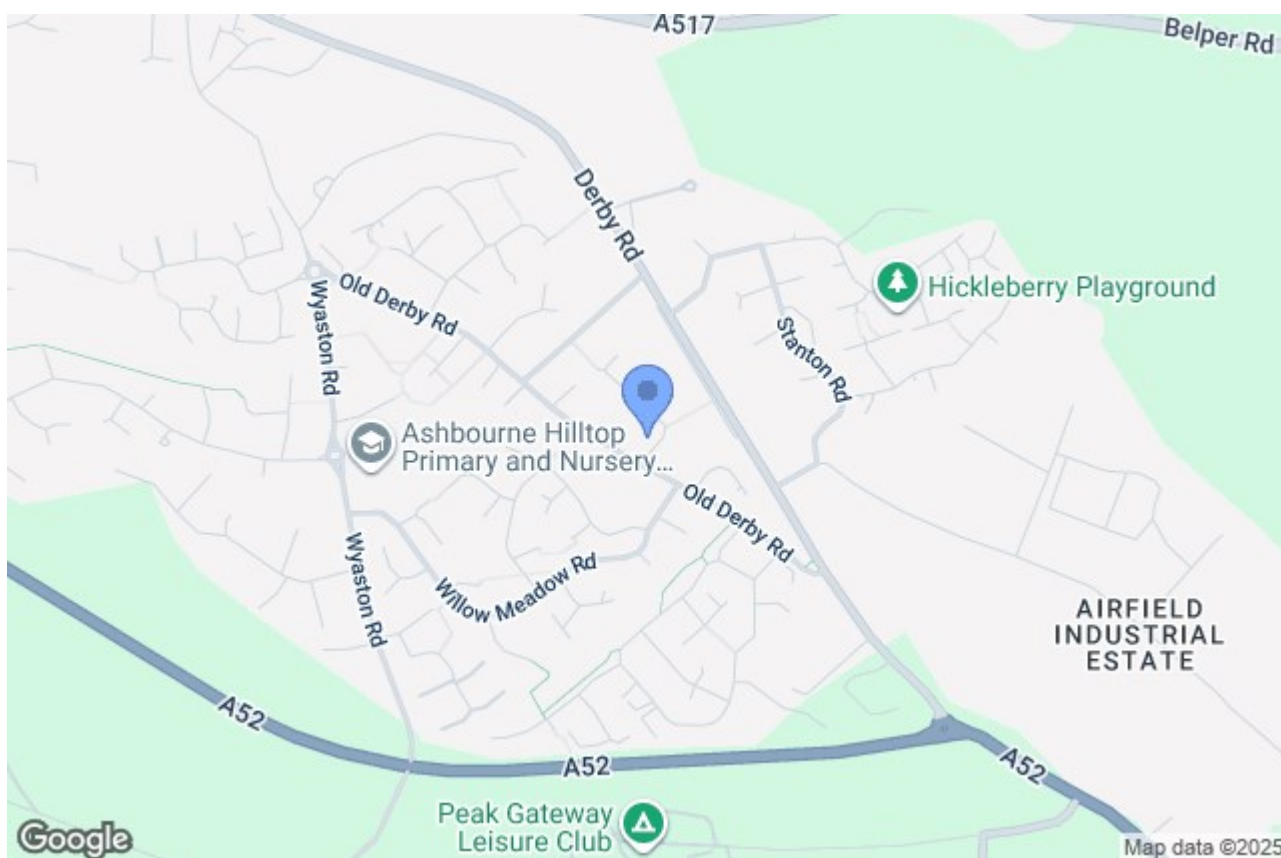
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13464

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	83
(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 & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



PROPERTY MISDESCRIPTIONS ACT 1991

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.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for

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