South Street

Ashbourne, DE6 1DP







Traditional two-bedroom terrace with character features, spacious rear garden and fibre available to the property. Within walking distance of the town centre and offered with no upward chain. Ideal for first-time buyers, investors or downsizers.

£160,000

John German

A traditional two-bedroom terraced property offering well-proportioned accommodation within walking distance of the town centre. The property retains a number of character features and includes a sitting room, kitchen, bathroom and two bedrooms. Fibre to the property is available, making the home well suited to those who work from home or require a reliable internet connection.

Outside, the property benefits from a spacious rear garden, providing useful outdoor space for seating, gardening or entertaining. Offered with no upward chain, the property would be well suited to a first-time buyer, buy-to-let investor or someone looking to downsize from a larger home. Its convenient location and practical accommodation make it an accessible option for a range of buyers.

A composite entrance door opens into the sitting room, a spacious reception room with an open fire forming the main focal point. There is also a cupboard housing the electric meter, with a door leading through to the kitchen.

The kitchen retains an original range fireplace, providing a character feature within the room. The fitted kitchen includes preparation surfaces with an inset composite sink and drainer, chrome mixer tap, matching upstands and splashbacks. There is a range of base cupboards and drawers, appliance space for a washing machine, an integrated electric fan-assisted oven and grill, and a four-ring gas hob with extractor over. Further wall-mounted cupboards provide additional storage, and there is also a wall-mounted boiler. A useful understairs storage cupboard and staircase to the first floor are also located from the kitchen.

An opening leads to the inner lobby, which has access to the rear garden and the ground floor bathroom.

The ground floor bathroom is fully tiled and fitted with a white suite comprising a pedestal wash hand basin with chrome mixer tap, low-level WC and bath with chrome mixer tap and mains-fed rainfall shower over. Further features include an electric extractor fan and chrome ladder-style heated towel rail.

The first-floor landing provides access to both bedrooms. Bedroom one is a spacious double room with an original feature fireplace. Bedroom two is also a double room and benefits from an original feature fireplace, a useful built-in wardrobe over the stairs and loft hatch access.

Outside, the property enjoys a spacious rear garden with a patio seating area leading onto a large lawn, providing a good amount of usable outdoor space.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: On road
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/11092026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.




John German


John German

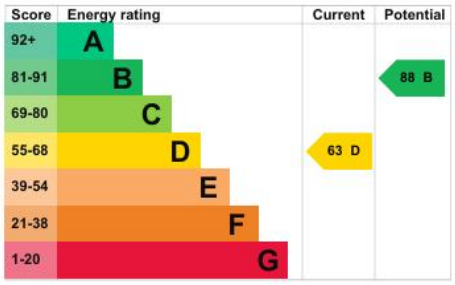

John German


John German


John German







John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.