



25 Church Street, Ashbourne,  
Derbyshire DE6 1AE Tel/Fax 01335 342936  
[www.doveproperty.co.uk](http://www.doveproperty.co.uk)



**Boswell Court, Union Street, Ashbourne, Derbyshire DE6 1SA**  
£765 per calendar month      Unfurnished      Deposit £880

### **GENERAL DESCRIPTION**

Situated close to the centre of Ashbourne, this two storey end townhouse, with views over the town, is available furnished, briefly comprising Entrance Hall, Lounge Diner, Kitchen with appliances, two Double Bedrooms, and Bathroom,

GCH & double glazed throughout, the property enjoys an attractive Courtyard Garden with patio seating areas and private driveway for one vehicle.

Council Tax Band C

EPC Band D

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE through hardwood double glazed entrance door into:

ENTRANCE HALL, carpeted with ceiling light fitting, single panelled central heating radiator, open doorway into Lounge and further door into:

KITCHEN (9'8" into cupboards x 7'8" into cupboards), having ceramic tiled flooring with 3-point ceiling light fitting and CO detector to ceiling, and double glazed window to rear aspect. Room half tiled, fitted with a range of grey wood base and eye level storage cupboards with oak effect laminate work surface over. Built-in 'Neff' single electric oven with matching 4-ring gas hob inset over. Built-in 'Neff' fridge with freezer compartment, under-counter 'LEC' freezer unit and 'Hotpoint' washer drier. Wall mounted 'GlowWorm' gas boiler with central heating control panel under.



LOUNGE DINER (13'5" x 13'14" max), carpeted with recessed spotlight and smoke alarm to ceiling, double glazed window to rear aspect and double glazed french doors to side aspect / garden area. Single and double panelled central heating radiators, television point, telephone point, and stairs to First Floor.



### **FIRST FLOOR:**

LANDING at head of carpeted stairs with wood balustrade, with loft access hatch, smoke alarm and pendant light fitting to ceiling, 'Honeywell' thermostat control panel and doors off to:

**BEDROOM 1** (10'1" x 9'10"), carpeted with pendant light fitting to ceiling, two double glazed windows to side and rear aspects with views over Ashbourne, and single panelled central heating radiator. Door concealing built-in storage cupboard / wardrobe.



**BEDROOM 2** (10'4" x 7'10"), carpeted with pendant light fitting to ceiling, double glazed window to side aspect with views over Ashbourne, and single panelled central heating radiator. Door concealing airing cupboard with hot water tank.



**BATHROOM**, with wood effect cushioned flooring, appointed with a white 3-piece suite comprising low flush W.C., boxed wash hand basin with double door cupboard under and bath with chrome mixer tap and shower attachment to bracket, and shower curtain pole over. Room part tiled with double glazed, obscured window to front, heated towel rail, and recessed spotlights to ceiling.

### **OUTSIDE:**

**TO THE FRONT OF THE PROPERTY** is a paved, shared footpath providing access to the front entrance door and gate through...

**TO THE SIDE OF THE PROPERTY**, which has an attractive courtyard style garden with seating area and shrub filled raised borders. A further gate lies at the end of this side providing access to...



TO REAR OF THE PROPERTY which enjoys a further patio seating area, bin area and private block paved driveway offering off road parking for one vehicle.

VIEWING: By appointment through Dove Property