

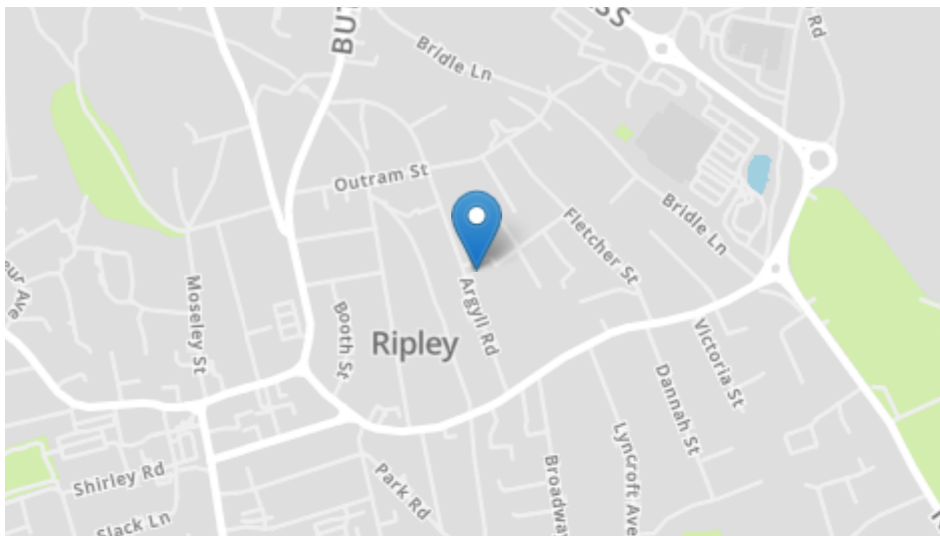
Argyll Road, Ripley, DE5 3LH

£240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached House
- 3 Bedrooms
- Modern Open Plan Dining Kitchen
- Downstairs WC
- Walking Distance To Amenities
- Ease Of Access To A610
- Fully Renovated Throughout
- No Upward Chain

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27072520

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** MOVE STRAIGHT IN, SIT BACK & RELAX *** With all the hard work done, this CHAIN FREE detached property is ready for new owners to enjoy from day one. Having recently undergone a full renovation throughout, the current owner has left no stone un-turned. With ample space as well as an appealing location, this property would make the perfect home. To the ground floor accommodation in brief comprises; entrance hallway, lounge, modern open plan dining kitchen, rear hall and ground floor WC. To the first floor there are three bedrooms and spacious modern bathroom. To the rear a good size garden with out buildings provides the perfect space to enjoy during the summer months. Argyll Road is located within the popular town of Ripley where you will find a wide range of amenities, eateries, public services as well as great transport links leading both to Derby City Centre and Nottingham City Centre. For those that commute, the A38 is only a short drive away with easy access to M1 motorway. This detached property has to much to offer both inside and out, call our team today to arrange your viewing!

Ground Floor

Porch

Door to the entrance hall.

Entrance Hall

Stairs to the first floor, storage cupboard with obscured uPVC double glazed window to the side and doors to the lounge & dining kitchen.

Lounge

3.71m x 3.69m (12' 2" x 12' 1") UPVC double glazed window to the front, radiator and feature fire place.

Dining Kitchen

3.37m (6.84m max) x 4.88m (11' 1" x 16' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, wood effect laminate flooring, radiator. Door to the rear hall and French doors leading to the rear garden.

Rear Hall

Door to the rear garden and door to the WC.

WC

WC.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 12/2023

First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom 1

3.9m x 3.39m (12' 10" x 11' 1") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.7m x 2.89m (12' 2" x 9' 6") UPVC double glazed window to the front and radiator.

Bedroom 3

3.67m x 1.94m (12' 0" x 6' 4") UPVC double glazed window to the front, radiator and access to the attic.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and freestanding bath with mixer tap shower head. Obscured uPVC double glazed window to the side, vertical radiator and tiled flooring.

Outside

The front of the property is palisaded by brick wall. The rear garden offers a good level of privacy and comprise a concrete patio, steps up to the lawn and access to both brick built outhouses. The garden is enclosed by timber fencing to the perimeter with gated access to the side.