

Park Street, Ripley.

£135,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom home within walking distance of Ripley town centre. Ideally suited to first time buyers and investors we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Lounge/Dining Area and Kitchen to the ground floor with three Bedrooms and family Bathroom to the first floor. Externally, the property offers rear garden which benefits from lawned area with raised entertaining patio to the top of the garden ensuring the ideal area to host or relax.

## FEATURES

- Perfect First Home
- Perfect For Access to A38 & M1
- Walking Distance To All Local Amenities
- Walking Distance To Primary & Secondary Schools
- Investment Opportunity
- Three Bedrooms & Bathroom On The First Floor



## ROOM DESCRIPTIONS

### Living/Dining Area

An impressive open plan space with two wall mounted radiators, dual aspect double glazed windows, carpeted flooring and electric fireplace on raised hearth. Stairs rise to first floor.

### Kitchen

Featuring a range of base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including; Gas oven, gas hob with accompanying extractor hood and stainless steel inset sink Tiled effect flooring runs throughout whilst wall mounted radiator, double glazed window to side elevation and UPVC double glazed door accessing rear garden completes the space.

### Landing

This carpeted space benefits from loft hatch access, fitted airing cupboard and doorways to;

### Bedroom One

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted cupboard space provides valuable storage capacity.

### Bedroom Two

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

### Bathroom

A tiled three piece suite including; Bath with shower attachment, pedestal handwash basin and low level WC. Wall mounted radiator and double glazed window to rear elevation completes the space.

### Outside

Externally, the property offers rear garden which benefits from lawned area with raised entertaining patio to the top of the garden ensuring the ideal area to host or relax.

### Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

