



**Albion Street
Ripley
Derbyshire
DE5 3ET**

Offers in Excess of £189,000

bettermove

Albion Street Ripley

Bettermove are proud to present this 3 bedroom detached house in Ripley available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available. The property will have 2 allocated parking spaces and 1 meter high wall around it under the approved planning for the site. The council tax band is D.

The interior of this beautifully presented property comprises a spacious dining room, living room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Ripley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A38, the A610 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

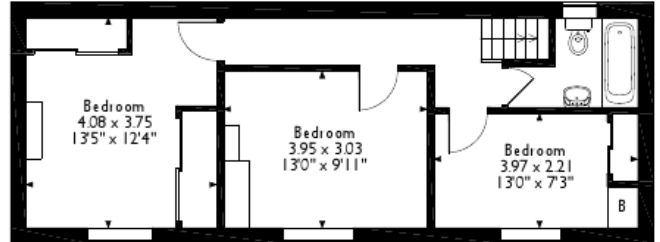
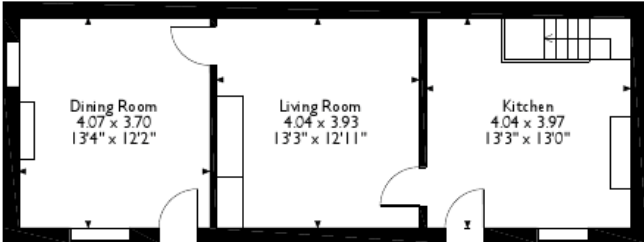
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Albion Street, Ripley, Derbyshire

Approximate Gross Internal Area 96 Sq M/1034 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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