

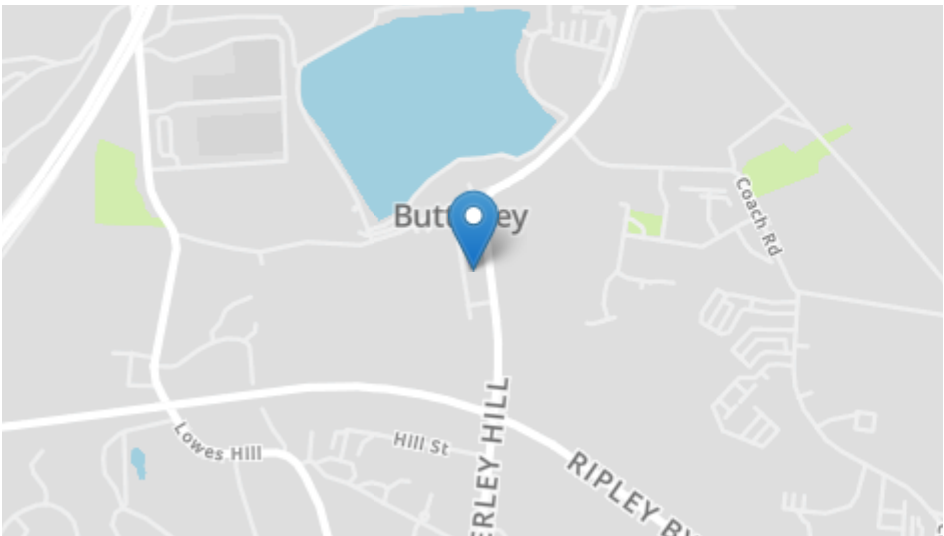
Butterley Row, Ripley, DE5 3QZ

£170,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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 - 29644467

Our Seller says....

- End Terrace Home
- Two Good Size Bedrooms
- Spacious Dining Lounge
- Modern Fitted Kitchen
- Three Piece Shower Room
- Enclosed Rear Garden & Summer House
- Off Road Parking & Detached Garage To The Rear
- Close To Amenities
- Great Road & Transport Links
- Ideal For First Time Buyers Or Buy To Let Investors

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



*** UTTERLY BUTTERLEY ROW IS A BRILLIANT BUY! *** This charming 2 bedroom end terrace cottage boasts a garage and private parking to the rear and is located only a short distance from Ripley town centre and is above all considered ideal for either a first time purchase or potential buy to let investor! Comprising cosy and easy to maintain, well presented living space which comprises an entrance porch, through lounge dining room, fitted kitchen, 2 bedrooms and a modern re-fitted shower room. Outside are front and rear gardens and at the rear a detached garage with a further garden area to the rear of the garage. To view this brilliant home call our sales team today!

Ground Floor

Porch

UPVC double glazed windows to the front and side, uPVC entrance door, and internal door to dining lounge.

Dining Lounge

6.87m x 3.87m (22' 6" x 12' 8") UPVC double glazed windows to the front and rear, radiator, door to stairs to first floor, under stairs storage cupboard and open access to the kitchen.

Kitchen

3.87m x 2.04m (12' 8" x 6' 8") A range of matching wall and base units with worksurfaces incorporating 1.5 ceramic sink and drainer unit. Integrated appliances including electric oven, gas hob with extractor fan over and space for fridge. Partially tiled walls, vinyl flooring, uPVC double glazed windows to the rear and sides and uPVC door to the rear garden.

First Floor

First Floor Landing

Doors to both bedrooms and bathroom.

Bedroom 1

3.99m x 3.64m (13' 1" x 11' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

3.85m x 2.05m (12' 8" x 6' 9") UPVC double glazed window to the rear and radiator.

Shower Room

White three piece suite comprising wc, vanity sink and mains fed cubicle shower. Obscured uPVC double glazed window to the rear, black heated towel rail, airing cupboard housing combination boiler, aqua board walls and vinyl flooring.

Garage

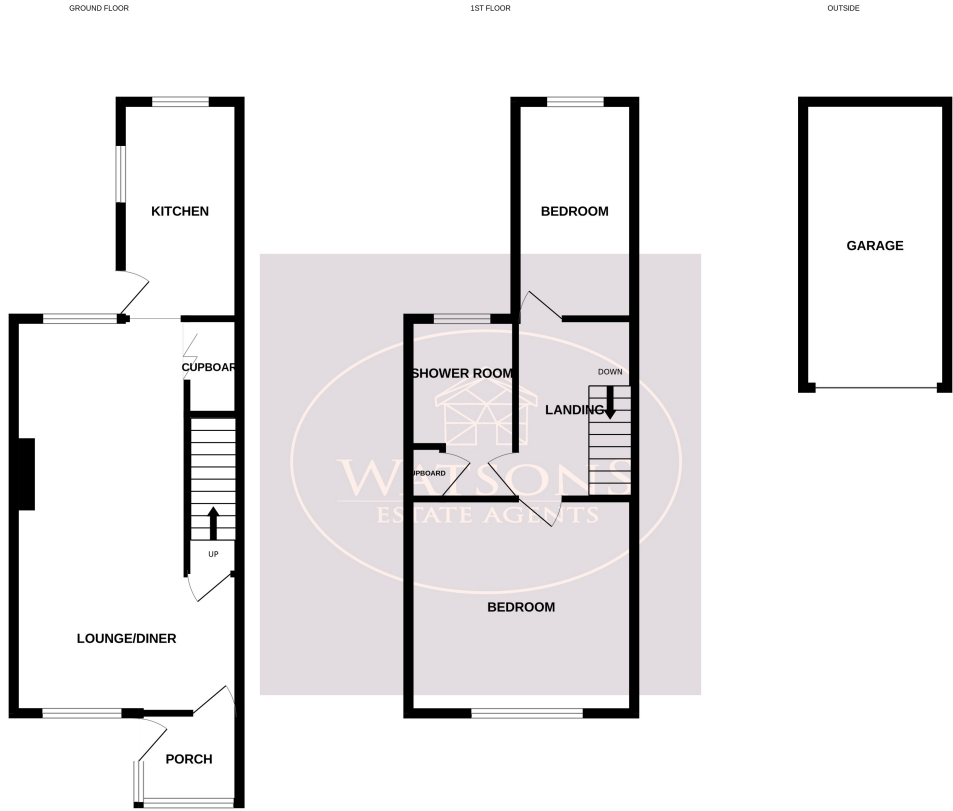
Detached single garage with electric roller doors to the rear of the property.

Outside

To the front of the property is a shared pathway leading to the entrance door with a gravel area to the side with a range of plants and shrubbery; partitioned by a stone wall. The rear garden features a paved space with decked seating area and timber gates leading to the separate garage and parking space to the rear. There is a timber gate to the side of the garage, giving access to a second garden space, with pathway leading to summer house fitted with power and a flower bed area with a range of plants and shrubbery.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the combination boiler is located in the bathroom airing cupboard, it is four years old and was last serviced three years ago and the front gate and pathway are shared. The garage, parking space and second garden area are located to the rear of the property.



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.
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