

Home 2 Sell

Quality Service For Less



12 Church Croft

Ripley, DE5 3UL

£100,000



****NO CHAIN**** Home2Sell Ripley are delighted to offer for sale this two bedroom bungalow located within easy reach of Ripley town centre. The property has shared ownership through the Guinness Partnership and is available to purchase for over 55's. The accommodation comprises of a porch, hall, kitchen, living room, two bedrooms and a shower room. The property has gas central heating and UPVC double glazing. There is a low maintenance rear garden with a distant far reaching view.

Note: Monthly payment is approximately £95.00 Per calendar month and there are approximately sixty years left on the lease.

NOT AVAILABLE TO INVESTORS-OWNER OCCUPANTS ONLY.



Porch

Having a UPVC double glazed outer door, carpet and a UPVC double glazed inner hall door.

Entrance Hall

Wood effect floor covering, ceiling light, radiator and an airing cupboard also housing the hot water tank.

Living Room

16'2" x 10'7" (4.95m x 3.24m)

UPVC double glazed window with sliding door opening to the rear garden. Wood effect floor covering, ceiling light, two radiators and a TV aerial socket.

Kitchen

8'10" x 7'0" (2.70m x 2.14m)

Having matching wall and base units with roll edge work tops. Inset single bowl sink and drainer with pillar taps. Spaces for a fridge, freezer and a washing matching. Gas point for a gas cooker. Wood effect floor covering, ceiling light, radiator and a UPVC double glazed window to the front elevation.

Bedroom One

11'4" x 8'11" (3.46m x 2.74m)

Double bedroom having a UPVC double glazed window to the rear elevation, wood effect floor covering, ceiling light, radiator and the loft access hatch.

Bedroom Two

10'5" x 8'6" max (3.20m x 2.61m max)

The second well proportioned bedroom has a UPVC double glazed window to the front elevation, wood effect floor covering, ceiling light and a radiator.

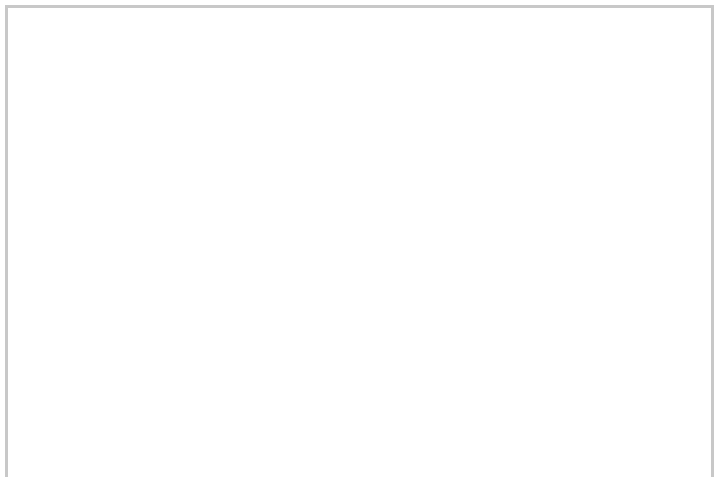
Bathroom

6'2" x 5'7" (1.88m x 1.71m)

Appointed with a low flushing WC, a pedestal wash hand basin with pillar taps and a corner shower enclosure. Complementary tiling to the splash back areas and walls. Extractor fan, ceiling light and a radiator.

Outside

The low maintenance paved rear garden has a cold water tap and distant views towards Crich and Pentrich.



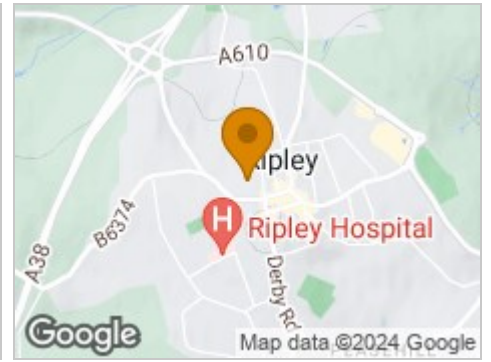
Road Map



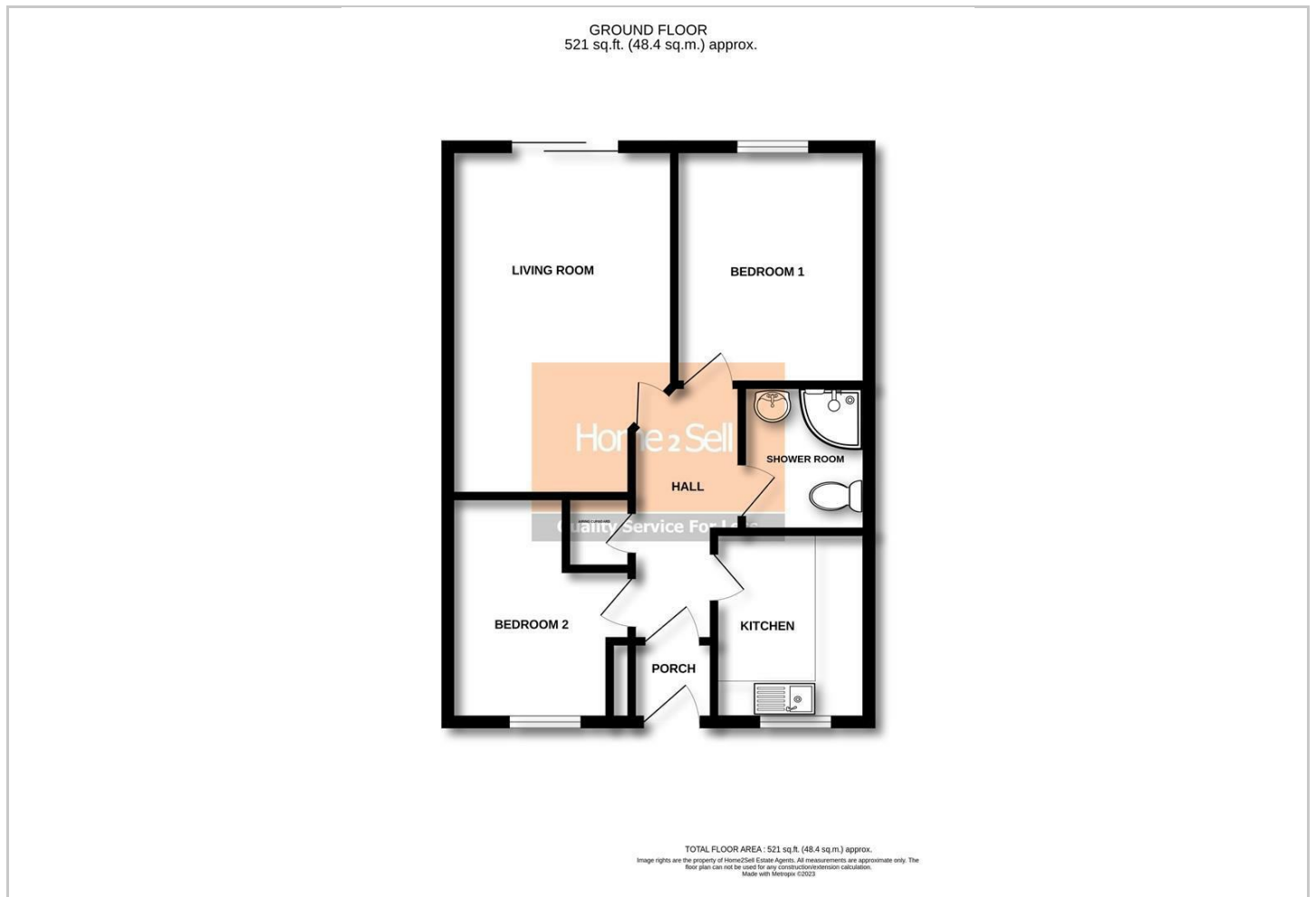
Hybrid Map



Terrain Map



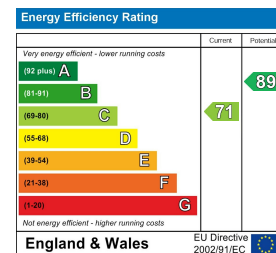
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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