

Home 2 Sell

Quality Service For Less



187 Church Street

Waingroves, Ripley, DE5 9TF

£155,000



Home2Sell are delighted to offer For Sale this exceptionally well presented two bedroom property ideally suited to a first time buyer or an investor. An internal inspection will reveal a living room, separate dining room and a fitted kitchen all with cottage style lever latch doors. To the first floor are two bedrooms and a well proportioned bathroom. Outside the gardens have been landscaped and the rear garden has a large shed, lawns, seating areas and an entertaining area with a garden bar and fire pit. The property also benefits from UPVC double glazing and gas central heating.



Dining Room

11'2" x 13'0" (3.41m x 3.98m)

A naturally light room having a UPVC double glazed window and a UPVC double glazed door with a window light above both to the front elevation. n Laminate flooring, ceiling light with a decorative rose, dado rail, radiator and a lever latch door to the living room.

Living Room

11'2" x 13'0" (3.41m x 3.98m)

The second well proportioned reception room has a continuation of the laminate flooring, ceiling light with a decorative rose, lever latch door to the kitchen and storage cupboard, dado rail, radiator and a UPVC double glazed window to the rear elevation. The under stairs cupboard has shelving and a light.

Kitchen

14'6" x 5'4" (4.43m x 1.64m)

Fitted kitchen appointed with shaker style matching wall and base units having wood effect work tops. Integral four pan electric hob having an extractor hood above and an electric fan assisted oven below. Inset single bowl sink and drainer with a swan neck mixer tap having complementary tiling to the splash back and work areas. Integral slim line dishwasher. Spaces for an upright fridge freezer and a washing machine. UPVC double window and an opaque UPVC double glazed door both to the side elevation. Tiled flooring, ceiling light and a radiator.

Stairs and Landing

Having carpet and a ceiling light.

Bedroom One

11'1" x 9'8" (3.39m x 2.96m)

UPVC double glazed window to the front elevation, carpet, ceiling light with a decorative rose, radiator and a very useful storage cupboard/wardrobe in the over stairs space.

Bedroom Two

3.41m x 2.05m (1.40m at wardrobes)

Having a comprehensive range of fitted wardrobes to one wall having mirror fronted sliding doors. Carpet, ceiling light, radiator and a UPVC double glazed window to the rear elevation. Fitted cupboard housing the Baxi gas combination boiler.

Bathroom

8'2" x 5'9" (2.51m x 1.77m)

A well proportioned bathroom appointed with a traditional white three piece suite comprising of a low flushing WC, a pedestal wash hand basin with mixer tap and a paneled side bath with mixer tap and having a shower attachment. Complementary tiling to the splash back areas, an extractor fan, ceiling light, radiator and an opaque UPVC double glazed window to the rear elevation.

Outside

To the front of the property is a lovely small courtyard style garden generally low maintenance and arranged with planted borders and trellising. There is a path to the front door and an outside light. To the side of the property is a path leading to the rear garden gate having two security lights above. The rear garden has a yard area immediately behind the house where there is a water tap, security light, wheelie bin storage space and a twin outdoor power socket. Included is the garden shed having power

and light (3.01m x 2.36m). The long garden has edged lawns, a gravel pathway, raised vegetable plot, patio and planted borders. At the very end of the garden is a secluded area where there is a garden bar, a deck seating area and a bench seating area around a fire pit.



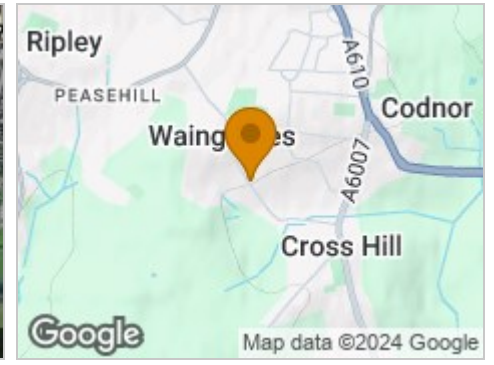
Road Map



Hybrid Map



Terrain Map



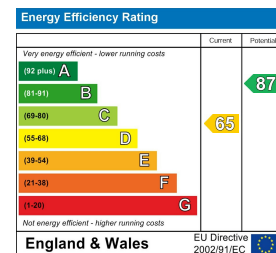
Floor Plan



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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