

Home 2 Sell

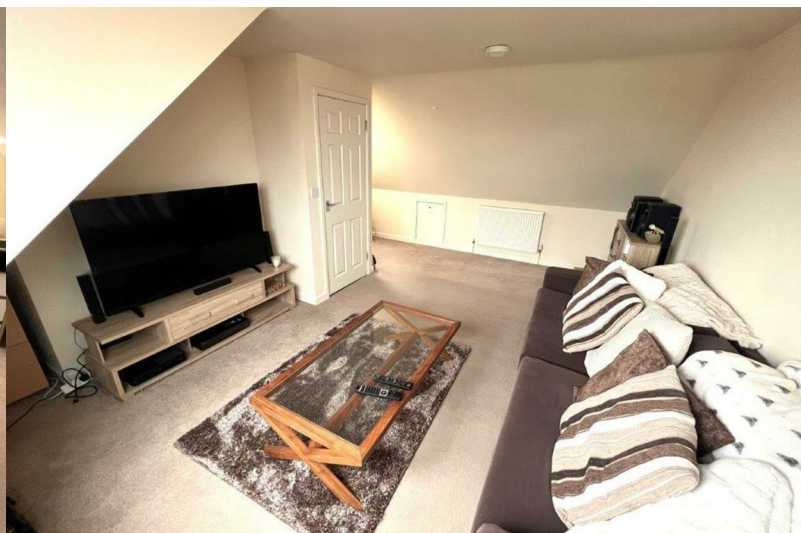
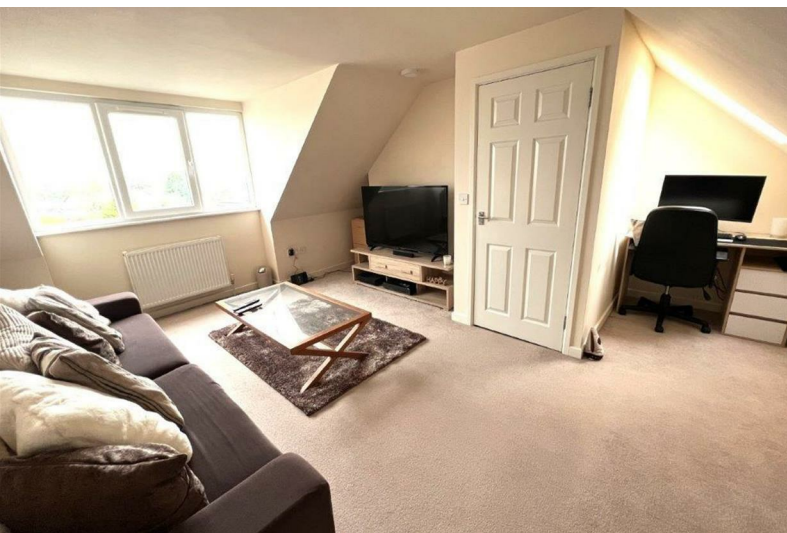
Quality Service For Less



2a Victoria Street

Ripley, DE5 3BG

£159,000





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## Entrance Hall

Having an opaque UPVC double glazed entrance door, tiled flooring, ceiling light, radiator and the stairs rising to the first floor.

## WC

Appointed with a low flushing WC and a corner wash hand basin with pillar taps. A continuation of the hall flooring, extractor fan, ceiling light and a radiator.

## Kitchen Diner

11'6" x 15'3" (3.51m x 4.65m)

Appointed with matching wall and base units having roll edge work tops. Integral four ring gas hob having a chimney style extractor hood above and an electric oven below. Inset single bowl sink and drainer with mixer tap having complementary tiling to the splash back and work areas. Spaces for a fridge, freezer, washing machine and dryer. UPVC double glazed window and UPVC double glazed doors open to the rear garden. Continuation of the hall tiled flooring, two ceiling lights, radiator and a wall mounted extractor fan. The kitchen also has a very useful under stairs storage cupboard.

## Stairs and Landing

Carpet, an opaque UPVC double glazed window to the side elevation, wall light and a ceiling light. Stairs rising to the second floor.

## Bedroom One

12'0" x 8'7" (3.67m x 2.62m)

UPVC double glazed window to the front elevation, carpet, ceiling light and a radiator.

## Bedroom Two

11'6" x 9'4" (3.53m x 2.85m)

The second double bedroom has carpet, ceiling light, radiator and a UPVC double glazed window to the rear elevation.

## Bedroom Three

5'10" x 6'0" (1.79m x 1.84m)

Having fitted wardrobes to one wall which could be removed if desired to return the space to a single bedroom. UPVC double glazed window to the front elevation, carpet, ceiling light and a radiator.

## Bathroom

Appointed with a low flushing WC, a pedestal wash hand basin with pillar taps and a panelled side bath with mixer tap also having a Mira Go electric shower fitted over. Complementary tiling to the splash back areas, an extractor fan, ceiling light, radiator and an opaque UPVC double glazed window to the rear elevation.

## Stairs and Landing

Opaque UPVC double glazed window to the side elevation, carpet, ceiling light and the loft access hatch.

## Living Room

Having a UPVC double glazed window to the front elevation overlooking roof tops and gardens to the views beyond. Carpet, two ceiling lights, two radiators, TV aerial point, Velux roof window to the rear elevation and access to storage space within the eaves.

## Outside

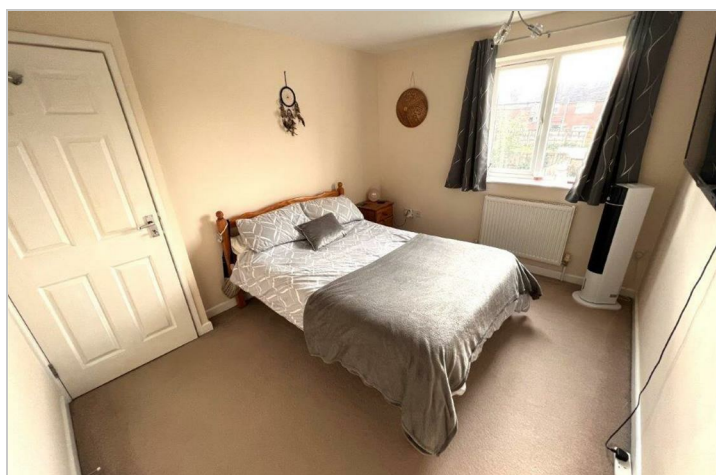
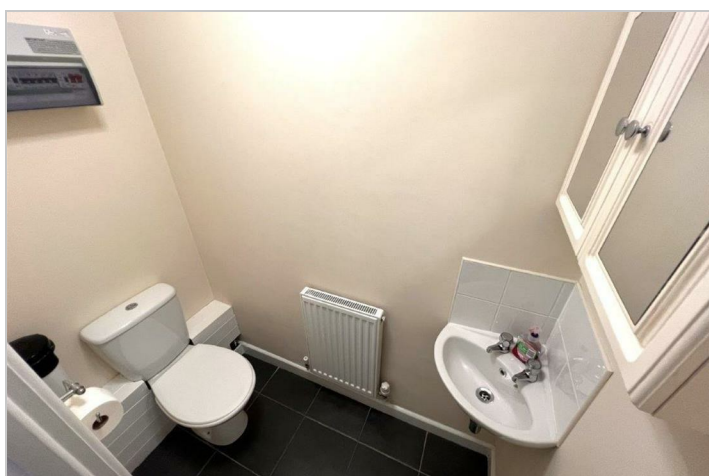
To the front of the house is a storm porch with an

outdoor light and the storage room door. Wide path to the side has gated access to the rear garden. The rear garden has a paved patio, lawn and a cold water tap.

### Storage

11'1" x 8'5" (3.39m x 2.57m)

Having a remote control electric roller shutter door, power and light.



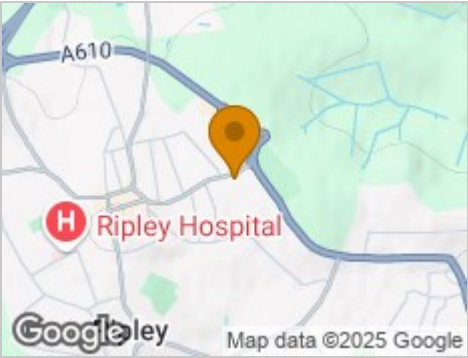
Road Map



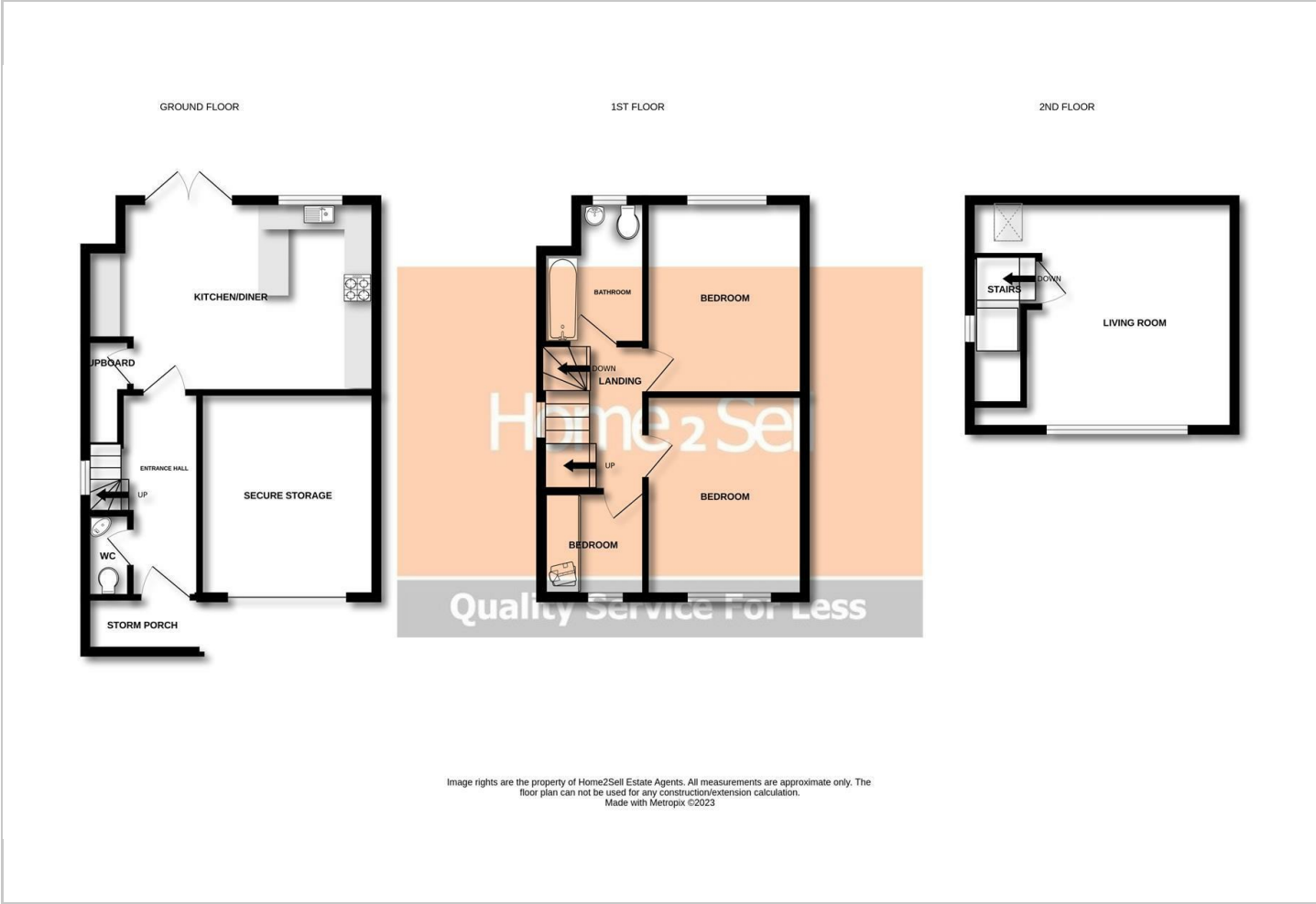
Hybrid Map



Terrain Map



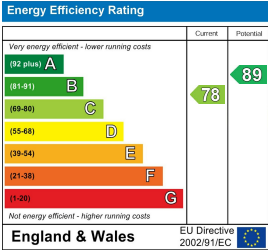
Floor Plan



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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