



## Directions

## Viewings

Viewings by arrangement only. Call 0114 4830038 to make an appointment.

## EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**JC SALES  
& LETTINGS**

Tel: 0114 483 0038

E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)

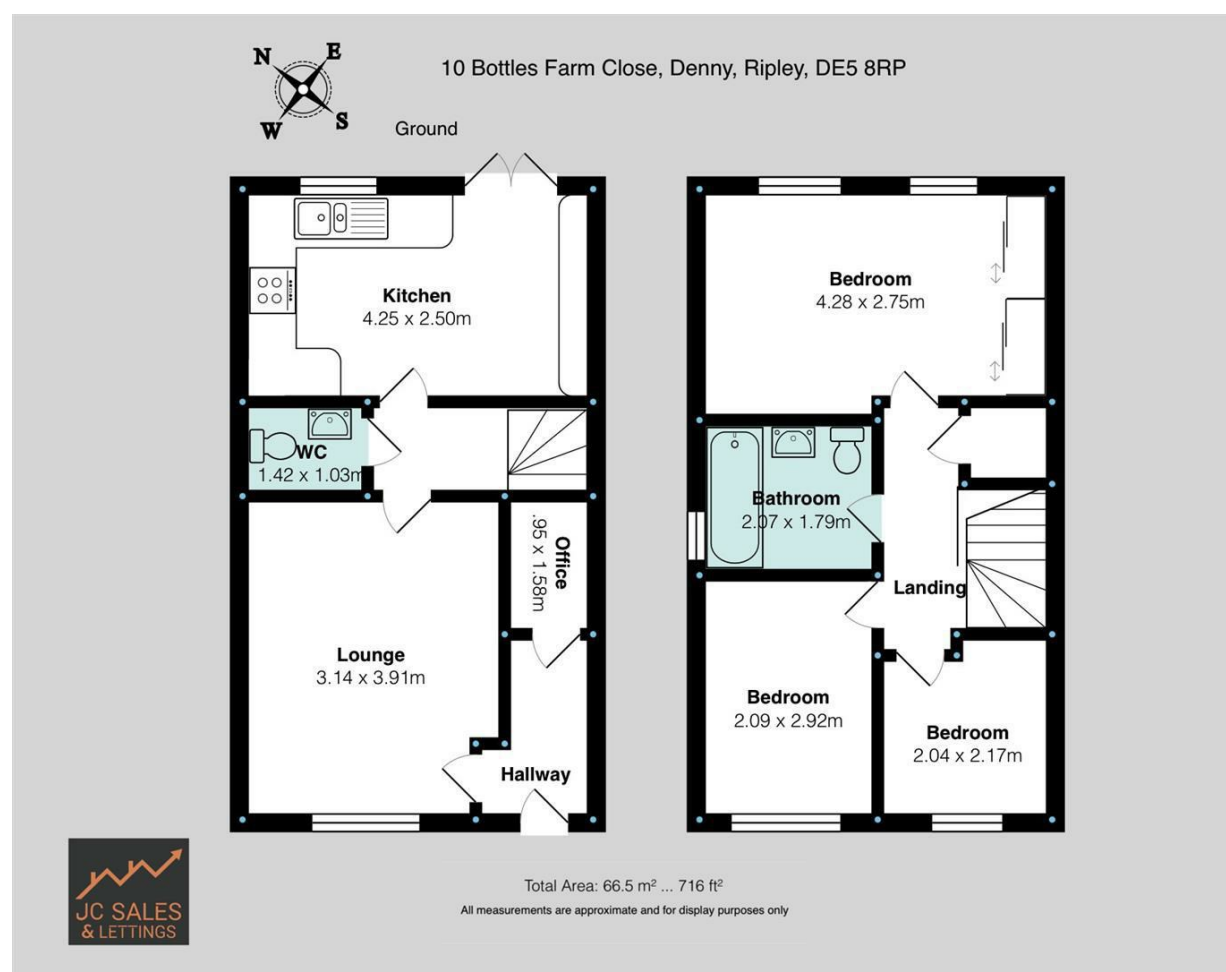
Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



## 10 Bottles Farm Close, Denby, Ripley, DE5 8RP

Offers in the region of £250,000

- Modern three bedroom semi-detached home
- Contemporary kitchen with breakfast bar
- Ideal for a first time buyer or growing family
- Close proximity to the train station
- EPC Grade =B
- Beautiful enclosed rear garden
- Downstairs W.C
- Cul-de-sac location
- Well presented throughout





# 10 Bottles Farm Close, Ripley DE5 8RP

Perfect for FIRST TIME BUYERS or GROWING FAMILIES is this three bedroom semi detached property. With OFF ROAD PARKING and a beautiful ENCLOSED REAR GARDEN this property is TASTEFULLY DECORATED throughout. Within CLOSE PROXIMITY TO THE TRAIN STATION and benefitting from a downstairs W.C, this property truly needs to be viewed to be fully appreciated!

In brief the accommodation comprises: hallway with study area, lounge, downstairs W.C, kitchen with breakfast bar, three bedrooms and a family bathroom. Outside there is a driveway and lawned garden.

An early viewing is highly recommended to avoid disappointment!

EPC Grade = B

 3

 1

 1

 B

Council Tax Band: B

