



2 Bed House

23 Cromford Road
Ripley
DE5 3FP

£850 Per Calendar Month

**Fletcher
& Company**

23 Cromford Road Ripley DE5 3FP



- COMES WITH PARKING PERMIT • REDECORATED THROUGHOUT & NEW CARPETS • AVAILABLE IMMEDIATELY • RECENTLY FITTED KITCHEN AND FAMILY BATHROOM • LARGE CELLAR SUITABLE FOR STORAGE • LONG TERM LET AVAILABLE • TOWN LOCATION WITH AMAZING ROAD NETWORKS • VERY NICE AND PRIVATE REAR GARDEN • AMAZING LOCATION • ORIGINAL FEATURES KEPT THROUGHOUT

Cromford Road is ideally placed for easy access to Ripley town centre and all of the amenities that it has to offer. The property is a two bedroomed traditional mid terraced property which retains a number of period and character features. This property has been re-decorated throughout, new carpets fitted and a recently fitted kitchen and family bathroom. The property benefits from a new roof.

The accommodation in brief comprises:

Ground Floor:

Entrance Hall

With timber entrance door, having an opaque glazed coloured unit with decorative etched glass above, stairs to the first floor. Doors off to the front and rear reception rooms.

Front Reception Room 12ft 9 x 11ft 2

With feature fireplace having tiled back plate and marble hearth with a timber surround. Double glazed window to the front elevation, original decorative coving to the ceiling, central heating radiator and picture rail.

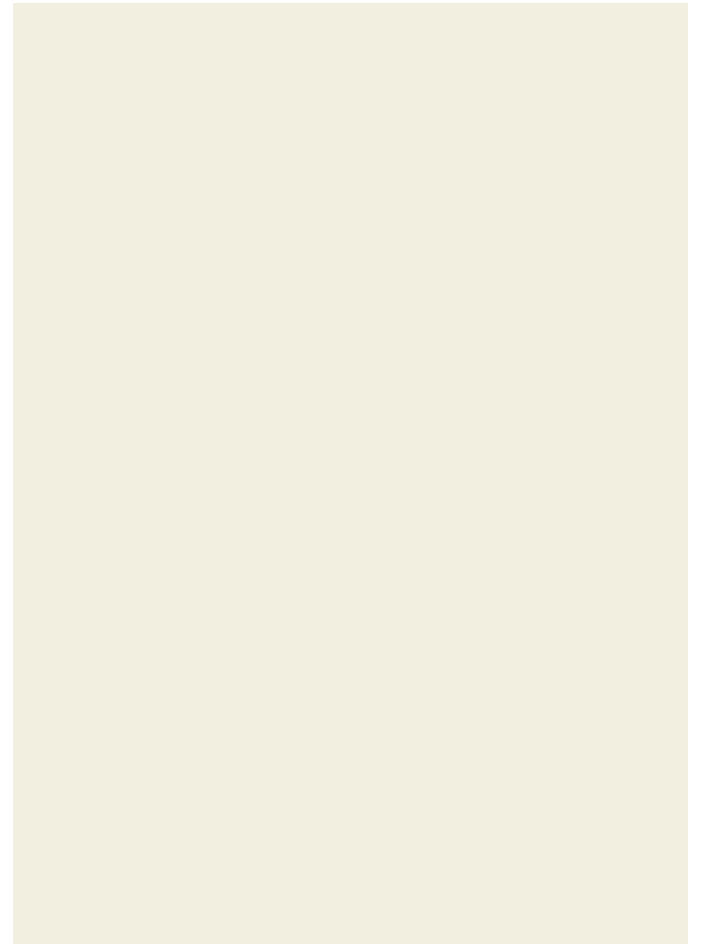
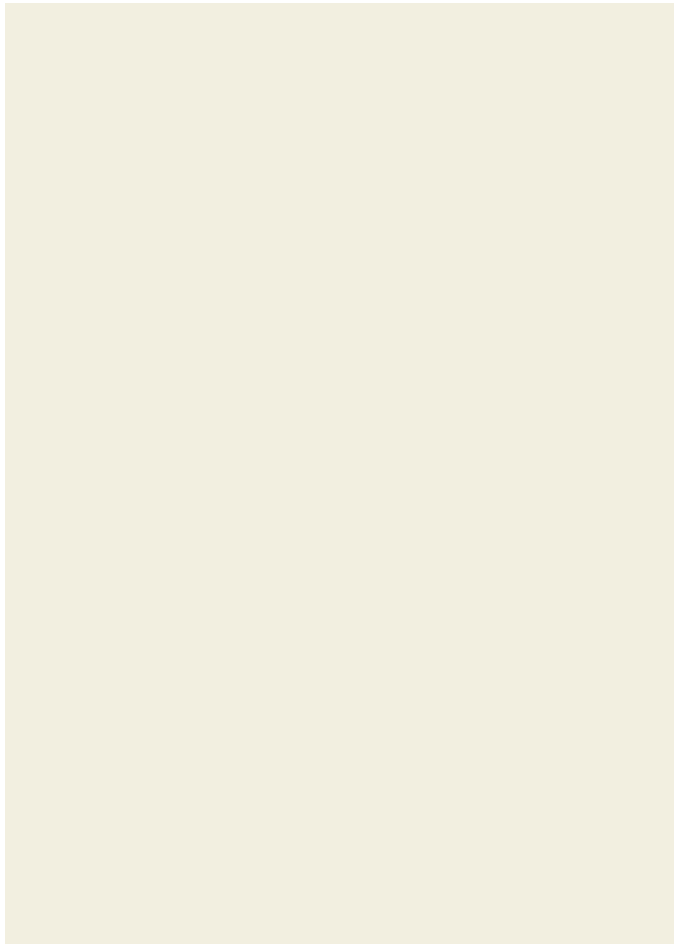
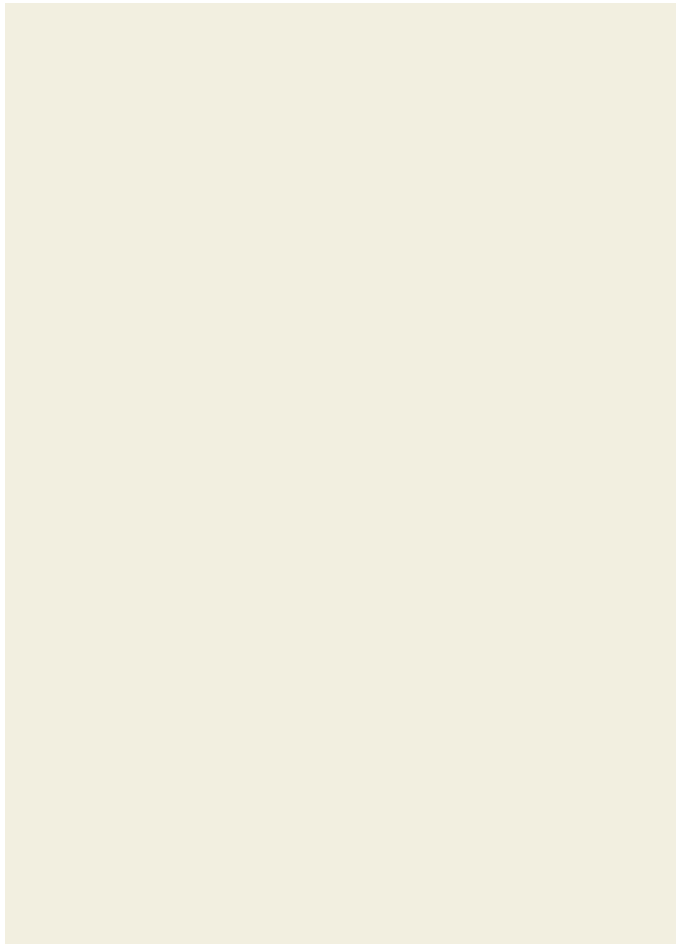
Rear Reception Room 13ft 1 x 12ft 3

With feature fireplace, built in storage cupboard, picture window, double glazed French doors to the rear elevation, decorative coving to the ceiling and central heating radiator. Door providing access to the Kitchen, and also to a large under stairs storage area with power.

Kitchen 16ft 6 x 6ft 6

Newly fitted kitchen with ample storage and a light, modern feel to the whole

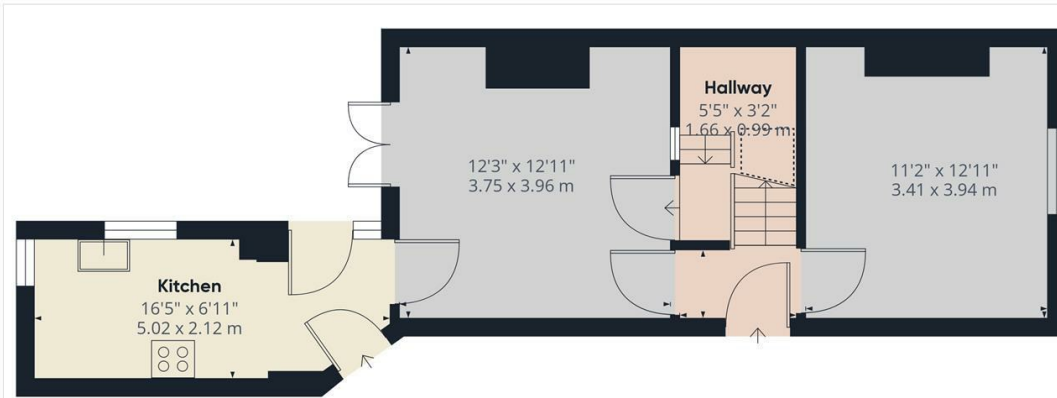




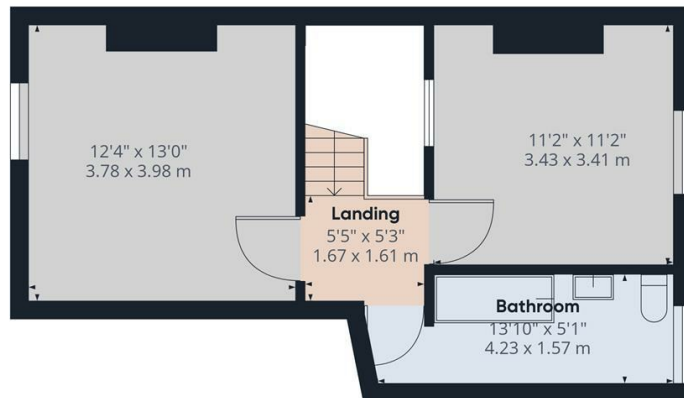
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Floor 0



Floor 1

Approximate total area⁽¹⁾
 855.61 ft²
 79.49 m²

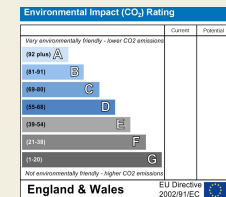
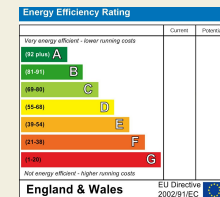
Reduced headroom
 13.34 ft²
 1.24 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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