

Fletcher & Company

98 Nottingham Road, Ripley, DE5 3AX

Price Guide £99,950

Freehold



- Excellent Investment Opportunity
- An End Terraced House
- Requiring A Scheme Of Modernisation Throughout
- Lounge And Separate Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gardens Front And Rear
- Within Walking Distance Of Ripley Town Centre
- Easy Connection To A38, M1 And A6





Summary

An end terraced house requiring a scheme of modernisation/refurbishment throughout and offered with no chain/vacant possession. An ideal opportunity for a landlord/investor.

Lounge, dining room, kitchen. two bedrooms and a bathroom.
Gardens front and rear.

The house is positioned conveniently within walking distance of Ripley Town Centre and all local amenities yet is also well placed for easy connection with the A38, M1 and A6.

F&C

On The Ground Floor

Lounge

11'10" x 11'1" (3.61 x 3.40)

Having a UPVC double glazed door providing access, a UPVC double glazed window to the front, a feature stone fireplace with TV plinth housing a living flame gas fire and a central heating radiator.



Dining Room

12'0" x 11'2" (3.67 x 3.42)

Having a central heating radiator and a UPVC double glazed window to the rear. An understairs cupboard provides excellent storage space and stairs lead off to the first floor.



Kitchen

9'1" x 6'1" (2.79 x 1.87)

Appointed with the range of base cupboards, drawers and eyelevel units with a roll top work surface over incorporating a stainless steel sink/ drainer unit. There is space for a cooker, an extractor fan, space for a washing machine and refrigerator. There is tiling to splash areas, and a UPVC double glazed window to the rear. Having a central heating radiator and a UPVC double glazed door provides access to the garden.



On The First Floor

Landing

5'9" x 5'3" (1.77 x 1.61)

Having doors leading off to the bedrooms and bathroom.

Bedroom One

12'1" x 11'3" (3.69 x 3.44)

Fitted with a range of wardrobes, overhead cupboards and base cupboards providing excellent hanging and storage space. There is a central heating radiator, an over stairs cupboard which provides access to the attic and a UPVC double glazed window overlooking the rear garden.



Bedroom Two

11'1" x 8'10" (3.40 x 2.70)

With a central heating radiator and a UPVC double glazed window.



Bathroom

10'11" x 7'2" (3.34 x 2.19)

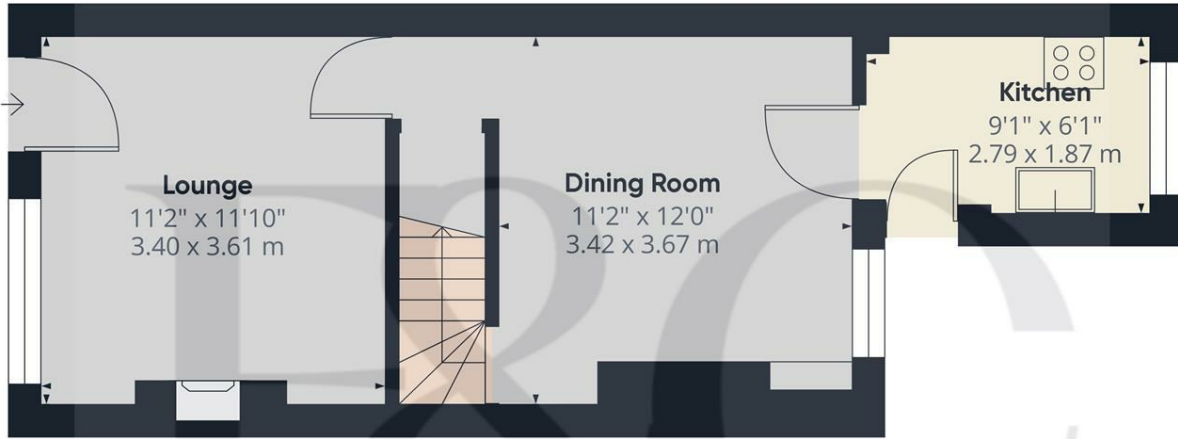
Appointed with a three piece white suite comprising a panelled bath with shower over, a pedestal wash handbasin and a low flush WC with complementary tiling to the splashback. There is a built-in cupboard, a central heating radiator and a UPVC double glazed window to the rear.



Outside

To the front of the property is a fore garden. A passage to the side of the house leads to the rear garden, via a gate.

Council Tax Band A



Approximate total area⁽¹⁾
351.44 ft²
32.65 m²

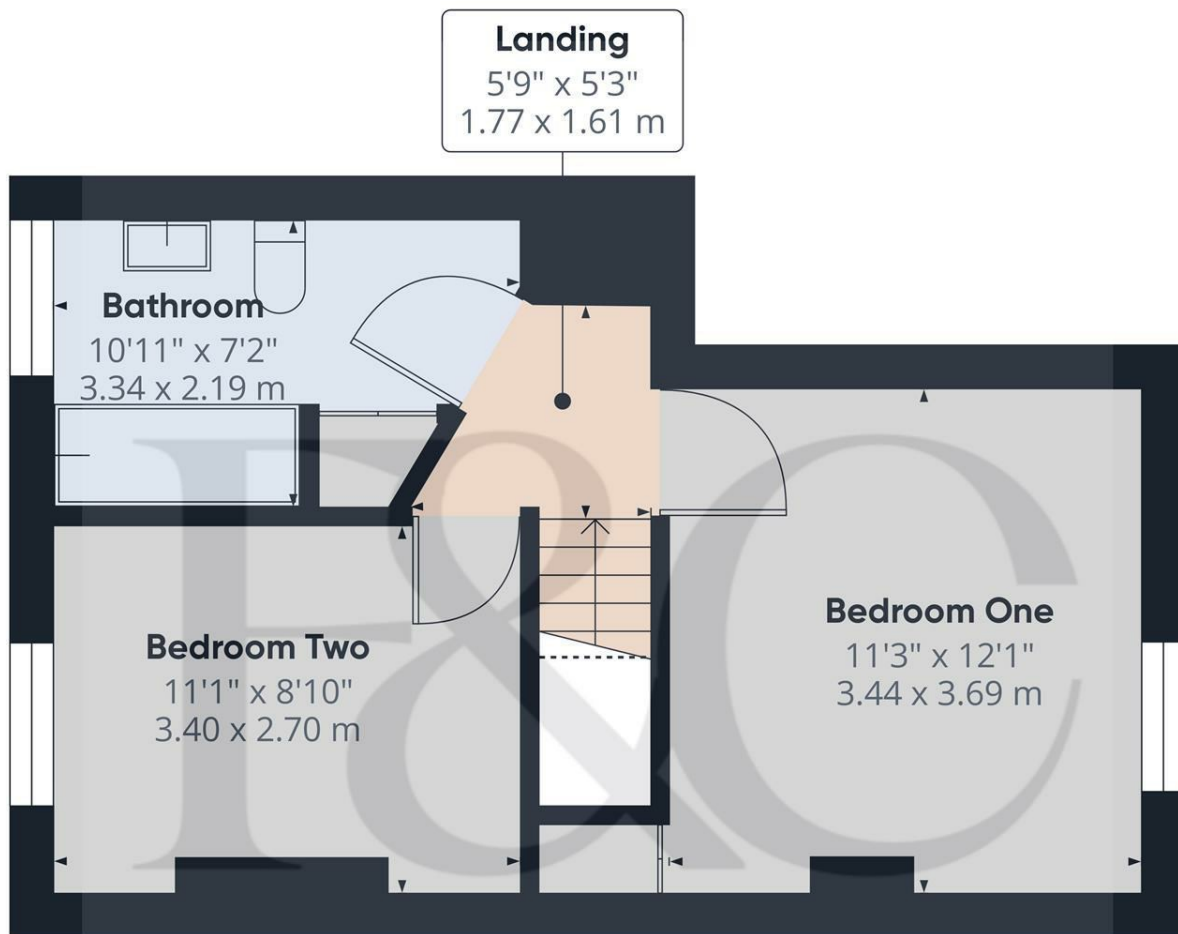
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 0



Approximate total area⁽¹⁾
331.53 ft²
30.8 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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Floor 1



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98 Nottingham Road
Ripley
DE5 3AX

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	