



Bourne Place
Denby Ripley





Property Description

Burchell Edwards are pleased to bring to the market this fantastic 50% SHARED OWNERSHIP two bedroom semi-detached home. The property benefits from a generous sized rear garden, driveway, UPVC double glazing throughout, remainder of NHBC warrantee and a gas fired central heating system. To the ground floor, the accommodation comprises: An entrance hallway, a modern fitted kitchen, downstairs W.C and a spacious lounge/ diner. To the first floor are two well-proportioned double bedrooms and a family bathroom. Outside, to the front is a low-maintenance fore-garden with pathway leading to the front entrance door and a block-paved driveway to the side. The rear garden is laid mainly to lawn, is fully enclosed, generous in size and has a paved patio seating area. Overall, the property offers an excellent opportunity for someone looking to get or stay on the property ladder using the shared ownership scheme.

Entrance Hallway

Accessed via a UPVC double glazed door with stairs rising to the first floor, central heating radiator and door leading to:-

Kitchen

7' 1" x 9' 1" (2.16m x 2.77m)

Having a range of matching wall and base units with roll edge laminate work surfaces over, range of integrated appliances including a stainless steel sink/ drainer unit with chrome mixer tap over, electric fan assisted oven with gas hob and stainless steel extractor hood over, space for washing machine and fridge freezer, UPVC double glazed window to the front elevation and central heating radiator.

Cloakroom/ W.C

Having low level W.C, pedestal wash hand basin with chrome mixer tap over, extractor fan and central heating radiator.

Lounge

12' 10" x 13' 11" (3.91m x 4.24m)

Having a UPVC double glazed French doors to the rear elevation, window to the rear, central heating radiator and understairs storage cupboard.

First Floor Landing

Having loft access and doors off to:-

Bedroom One

.9' x 13' 11" (2.74m x 4.24m)

Having two UPVC double glazed windows to the rear elevation and central heating radiator.

Bedroom Two

9' 11" x 13' 11" (3.02m x 4.24m)

Having two UPVC double glazed window to the front elevation, central heating radiator and over stairs storage cupboard.

Bathroom

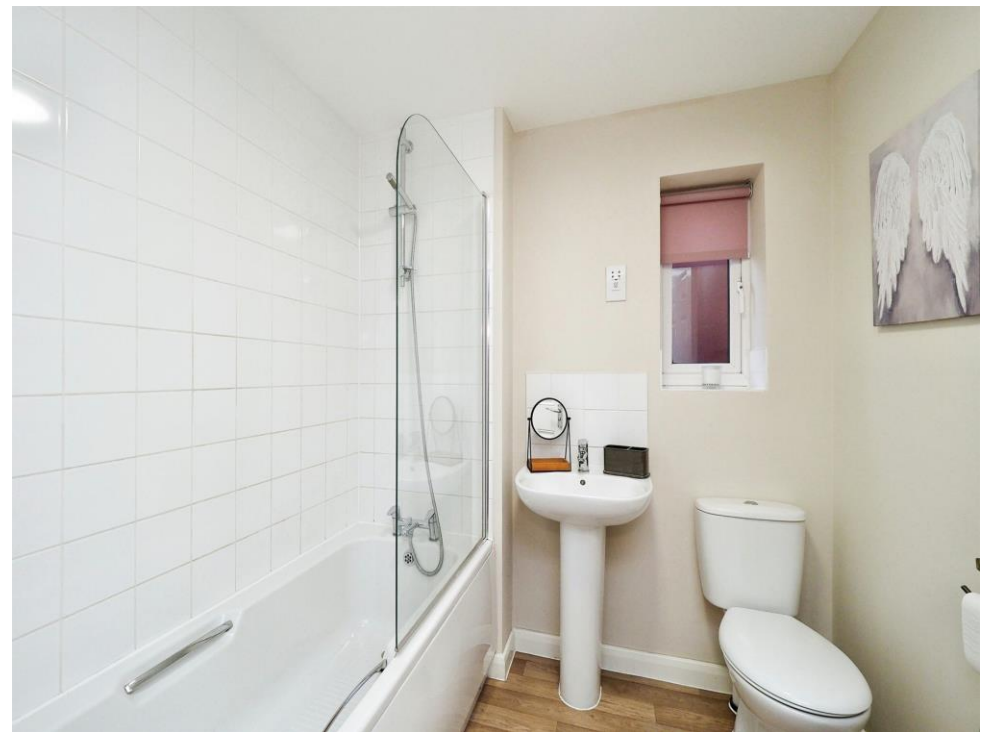
A modern three piece white suite comprising of a panelled bath with chrome shower head over, pedestal wash hand basin with chrome taps over and a low level W.C. There is a UPVC double glazed obscured window to the side elevation and extractor fan and spotlights to the ceiling.

Outside

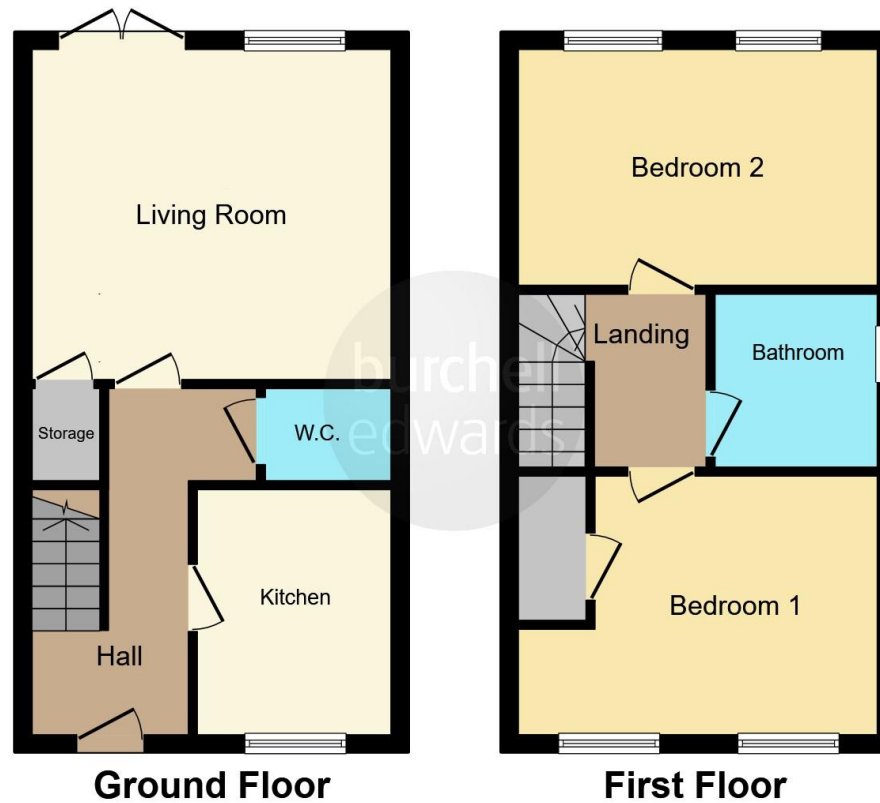
To the front of the property is a low maintenance fore garden with a pathway leading to the front entrance door and block paved driveway to the side.

To the rear is a fully enclosed generously sized garden which is laid mainly to lawn with a paved patio area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: Awaited

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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