



Hammersmith  
Hammersmith Ripley



# Hammersmith Hammersmith Ripley DE5 3RA

for sale  
**£150,000**



## Property Description

Burchell Edwards are delighted to welcome to the market this beautiful two bedroom terraced home on Hammersmith, Ripley. Well known as a desirable location in the area, benefiting from beautiful open views to the rear. There is a private road to the rear providing off road parking for many of the houses along the road. There is currently a garage facing the private road for ample storage, though other properties have opted for a driveway instead.

To the ground floor there is a lounge, a kitchen/diner and a further reception room which would make an ideal breakfast room, hobby room or study, or add a convenient bit of extra storage. To the first floor you will find two bedrooms and the bathroom. Outside, there is a patio area, with steps up to an attractive, brick-built pond, borders set with mature plants and bushes, a lawn, brick outbuilding and detached garage.

Viewings are highly advised to fully appreciate this lovely home. Please call Burchell Edwards today for more information.

## Lounge

14' Max into chimney breast x 10' 9" ( 4.27m Max into chimney breast x 3.28m )

Accessed via front entrance door leading into the lounge with laminate flooring, a radiator, ceiling light, UPVC window to the front elevation, exposed brick chimney, exposed beams to the ceiling and railway sleeper mantle.

## Kitchen

13' 5" Plus door recess x 8' 2" ( 4.09m Plus door recess x 2.49m )

Having wall and base units with work surfaces over, inset sink with mixer tap over, splashback tiles, wall mounted boiler, tiled flooring, ceiling light and a radiator.

## Breakfast Room

8' 2" x 6' 8" ( 2.49m x 2.03m )

Having carpet flooring, a radiator, sliding patio door, strip light, power and two UPVC windows to the rear elevation.

## First Floor Landing

Having carpet flooring and a radiator.

## Bedroom One

10' 10" max into alcove x 10' 9" ( 3.30m max into alcove x 3.28m )

Having carpet flooring, a radiator, ceiling light and UPVC window to the rear elevation.

## Bedroom Two

.8' 3" x 7' 8" ( 2.51m x 2.34m )

Having carpet flooring, a radiator, ceiling light and UPVC window to the rear elevation.

## Bathroom

Having bath with shower over, low level W.C, wash hand basin, splashback tiles, a radiator, ceiling light, laminate flooring and UPVC window to the rear elevation.

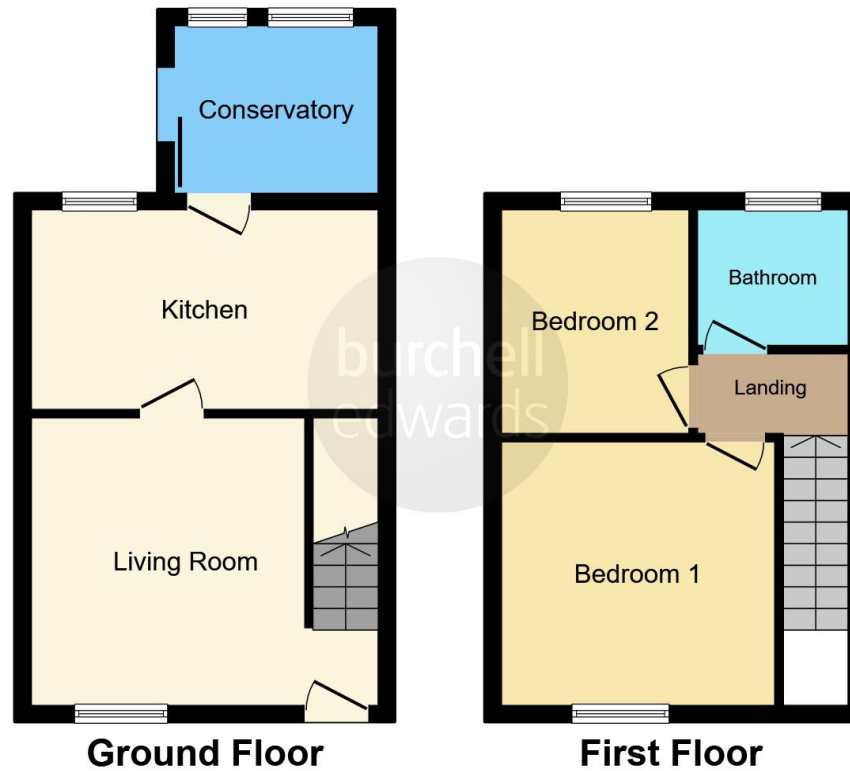
## Outside

To the rear the garden has a patio area with steps up to a pond, borders for bushes and shrubs, brick shed and a lawn section with stepping stone leading to the garage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: D**

**Tenure: Freehold**

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