



Derby Road
Ripley





Property Description

No Onward Chain

Burchell Edwards are delighted to present to the market this spacious, two bedroom semi-detached property on Derby Road, Ripley. The location is ideal for convenient access to the local shops, pubs, restaurants and schools and there are excellent public transport links nearby. Major road networks including the A38, A610 and M1 are a short commute away.

To the ground floor there is a welcoming entrance hallway, the lounge, the dining room and the kitchen. To the first floor you will find two double bedrooms and the bathroom. Outside, to the front is a courtyard and patch for plants and shrubs set behind a low wooden fence. There is a gated pathway to the side leading to the rear garden with patio area and steps down to the lawn. There is also a brick outhouse.

Viewings are highly advised to appreciate the spacious accommodation on offer. Please call Burchell Edwards today for more information!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Accessed via UPVC door with carpet flooring, a radiator, ceiling light, understairs storage cupboard and picture rail.

Lounge

12' 10" Max to bay x 12' 4" (3.91m Max to bay x 3.76m)

Having carpet flooring, a radiator, ceiling light, picture rail and UPVC bay window to the front elevation.

Dining Room

13' 10" x 12' 11" (4.22m x 3.94m)

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

Kitchen

16' 1" x 7' 11" (4.90m x 2.41m)

Having wall and base units with work surfaces over, integrated cooker with five ring gas hob and cooker hood over, inset double sink with mixer tap over, splashback tiles, three ceiling lights, tiled flooring with underfloor heating, stable door, UPVC window to the side elevation and a radiator.

First Floor Landing

Having carpet flooring, ceiling light and loft hatch.

Bedroom One

12' 10" max to chimney x 10' 6" (3.91m max to chimney x 3.20m)

Having carpet flooring, a radiator, picture rail, ceiling light, built-in wardrobe and UPVC window to the front elevation.

Bedroom Two

Irregular Shaped Room 17' Max x 9' 10" (5.18m Max x 3.00m)

Having carpet flooring, a fireplace, a radiator, ceiling light, picture rail and UPVC windows to the side and rear elevation.

Bathroom

Having a bath with electric shower over, low level W.C, wash hand basin, splashback tiles, extractor fan, spot lights, a radiator and UPVC window.

Outside

To the front of the property is a courtyard with space for plants and low wooden fence. To the side is a path leading to gate access to the rear.

To the rear the garden has a paved patio area with steps down to a further patio area and lawn section. there is also an attached brick built outbuilding.









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

To view this property please contact Burchell Edwards on

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EPC Rating: Awaited

Tenure: Freehold

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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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