



Nottingham Road
Ripley





Property Description

Burchell Edwards are delighted to bring to the market this fantastic, three bedroom detached property on Nottingham Road Ripley! The plot is a substantial size and there is excellent potential to develop and modernise.

To the ground floor there is a large, welcoming entrance hallway, a spacious lounge/diner and kitchen. On the first floor you will find three good sized bedrooms and the four piece family bathroom. Outside, to the front there is a low brick wall with a gate, borders with stone chippings and a path to the front door. To the side of the property there is a driveway leading to a gate enclosing the rear garden. The driveway continues down to the old garage at the back of the garden. Also to the rear there is a large patio area, a lawn, multiple borders for plants and shrubs, the old garage, workshop and courtyard.

The property is located close to the town centre and is a short distance from the local supermarket and other shops, pubs and restaurants. Major road networks including the A38, A610 and M1 are conveniently nearby.

Viewings are highly advised! 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Ground Floor

Entrance Hallway

11' 10" x 8' 11" (3.61m x 2.72m)
Having vinyl flooring, radiator, ceiling light, cupboard under the stairs and UPVC door.

Lounge

17' 5" Maximum to chimney breast x 11' 10" (5.31m Maximum to chimney breast x 3.61m)
Having laminate flooring, feature fireplace with mantle and hearth, radiator, ceiling light, dado rail, coving, UPVC window to the front elevation and sliding UPVC patio doors to the rear garden.

Kitchen

.12' 5" Plus door recess x 11' 11" (3.78m Plus door recess x 3.63m)
Having fitted wall and base units with matching worktops over, inset sink with mixer tap, splash back tiles, integrated fridge and freezer, radiator, tiled flooring, spot lights, UPVC door and UPVC windows to the side and rear elevation.

First Floor Landing

Having wood flooring, ceiling light and UPVC window to the rear elevation.

Bathroom

Having fitted bath, shower cubicle, WC, hand wash basin, radiator, ceiling light, splash tiles and UPVC window.

Bedroom One

12' 3" Maximum into fitted units x 11' 10" (3.73m Maximum into fitted units x 3.61m)
Having fitted wardrobes and boiler cupboard, wood flooring, radiator, ceiling light, coving, and UPVC window with views over the garden.

Bedroom Two

11' 9" Maximum to chimney breast x 10' 10" (3.58m Maximum to chimney breast x 3.30m)
Having laminate flooring, radiator, ceiling light and UPVC window to the front elevation.

Bedroom Three

8' 10" Min, plus space above stairs x 8' 7" (2.69m Min, plus space above stairs x 2.62m)
Having laminate flooring, radiator, ceiling light, loft hatch, fitted shelving, and UPVC window to the front elevation.

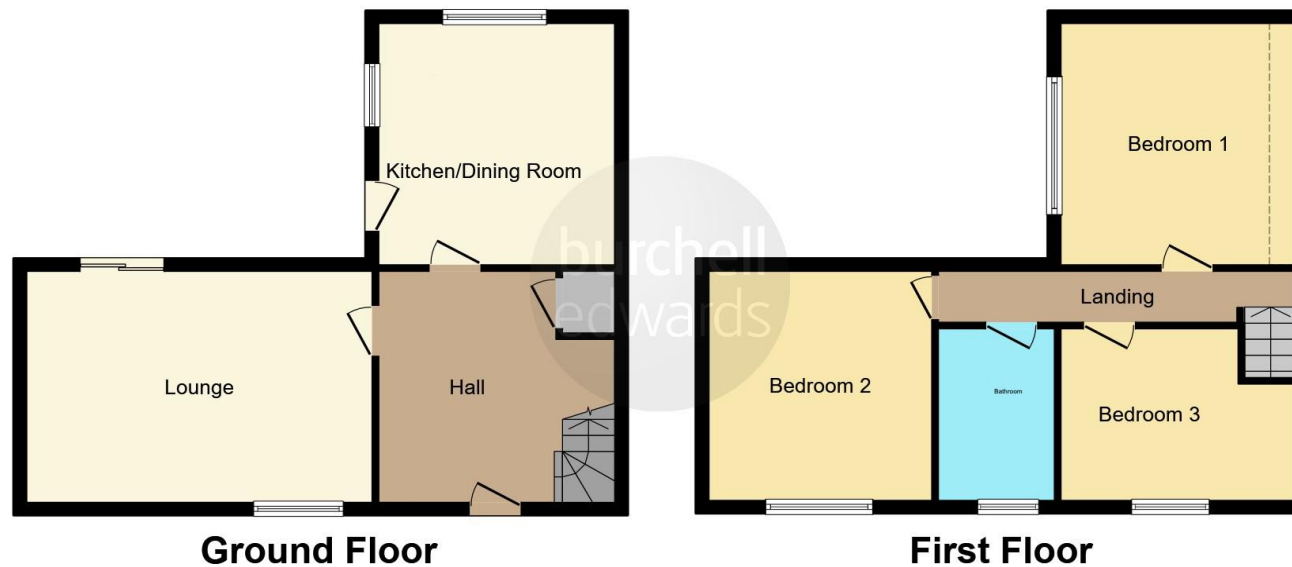
Outside

To the front there is a low brick wall with a gate, borders with stone chippings and a path to the front door. To the side of the property there is a driveway leading to a gate enclosing the rear garden. The driveway continues down to the old garage at the back of the garden. Also to the rear there is a large patio area, a lawn, multiple borders for plants and shrubs, the old garage, workshop and courtyard.









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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4 Grosvenor Road
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EPC Rating: D

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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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