

Middleton Avenue Codnor RIPLEY



Middleton Avenue Codnor RIPLEY DE5 9SS

for sale **£280,000**







Property Description

Burchell Edwards are excited to present to the market, this delightful three bedroom detached house, in a sought after location on Middleton Avenue. With some modernisation required, this wonderful family home benefits from an ample driveway to the front with a garage/workshop as well. To the rear there is a patio seating area, leading to planting beds which are well stocked with mature shrubbery, trees, and perennial plants. A laid lawn with a pathway leading to a pond, edged with conifers providing an archway to a further seating area. The garden is enclosed by fence boundaries. Internally, the property has an entrance hallway, a living room, a dining room, and a kitchen. Upstairs is the family bathroom with two double bedrooms and a single bedroom. Viewings are strongly advised to fully appreciate the accommodation on offer.

Entrance Hall

Having a front elevation wooden door, tiled flooring, and an under stairs storage cupboard housing central heating boiler.

Lounge

11' 8" x 11' 3" Plus Bay Window ($3.56m\ x\ 3.43m$ Plus Bay Window)

Having a front elevation double glazed bay window, a stone fire place, carpeted flooring, and an archway granting access to:

Dining Room

11' 8" x 11' 7" (3.56m x 3.53m) Having rear elevation double glazed sliding doors, and is carpeted.

Kitchen

15' 2" x 6' 3" (4.62m x 1.91m)

Having a rear elevation wooden door, the kitchen briefly comprises of: Wall and base units, work surfaces, a sink/drainer, plumbing for a washing machine, a cooker point, splash back tiling, and vinyl flooring.

First Floor Landing

With stairs rising up from the hallway and granting access to all three bedrooms and the family bathroom.

Bedroom One

.11' 8" x 11' 5" (3.56m x 3.48m) Having a rear elevation double glazed window and is carpeted.

Bedroom Two

11' 7" Plus Bay Window x 9' 10" Plus Wardrobe (3.53m Plus Bay Window x 3.00m Plus Wardrobe) Having a front elevation double glazed bay window, fitted wardrobes and dressing table, and is carpeted.

Bedroom Three

7' 1" x 6' 5" (2.16m x 1.96m) Having a front elevation double glazed window, and is carpeted

Bathroom

Having a rear elevation double glazed window, a corner bath with a shower over, a W.C, a wash hand basin, splash back tiling, and vinyl flooring.

Outside

Externally the property is set back from the road with a dropped kerb granting access to a driveway and garage. There is a pebbled area to the front with mature shrubbery. To the rear there is a patio seating area, leading to planting beds which are well stocked with mature shrubbery, trees, and perennial plants. A laid lawn with a pathway leading to a pond, edged with conifers providing an archway to a further seating area. The garden is enclosed by fence boundaries.

Garage/Workshop

Having an up and over door to the front, benefiting from power and lighting, with a side door going to the rear garden as well as a rear window.











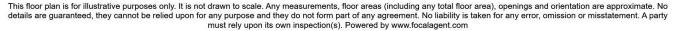






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





To view this property please contact Burchell Edwards on

T 01773 748807 E ripley@burchelledwards.co.uk

4 Grosvenor Road RIPLEY DE5 3JF

EPC Rating: Awaited

Tenure: Freehold





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 encheck 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 encheck 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 or contract.

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

See all our properties at www.burchelledwards.co.uk| www.rightmove.co.uk | www.zoopla.co.uk