



**Floor Plan**

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To view this property contact Burchell Edwards on

4 Grosvenor Road  
RIPLEY DE5 3JF  
T 01773 748807  
E [ripley@burchelledwards.co.uk](mailto:ripley@burchelledwards.co.uk)

Property Ref: RIP202184 - 0001

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**Manvers Avenue, Ripley, DE5 3ER**

**£130,000** Freehold

Energy Rating: E - \*\*\*\* BUYERS INCENTIVE \*\*\*\* - Vacant Possession And No Upward Chain - Detached Bungalow - Two Double Bedrooms - Lounge, Dining Room, Fitted Kitchen - Driveway And Garage - Mainly Lawned Rear Garden - Viewing Highly Advised



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### Property Summary

\*\*\*\* BUYERS INCENTIVE \*\*\*\* Arriving to the market with VACANT POSSESSION and NO UPWARD CHAIN is this two bedroom detached bungalow set on the outskirts of Ripley town centre. The bungalow has two double bedrooms, a three piece bathroom suite, lounge, separate dining room and a kitchen diner. Externally there is a mainly laid to lawn garden, off road parking and a detached garage. an internal inspection of this well presented bungalow is highly advised. If you would like any more information or would like to arrange a viewing please do not hesitate to contact Burchell Edwards, Ripley today.

### Entrance

The property is accessed via a double glazed door to the rear elevation opening into the kitchen

### Kitchen Diner

11' 11" x 9' 2" ( 3.63m x 2.79m )

Fitted with a range of matching wall and base units with complementary work surfaces over with tiling to the splashbacks and an inset two bowl sink and drainer unit. There is space and plumbing for a freestanding gas cooker with a wall mounted extractor hood over, space and plumbing for a washing machine and space for a tumble dryer and a freestanding fridge freezer. With vinyl flooring, wall mounted central heating boiler, radiator, ceiling light, coving to the ceiling, a double glazed window to the rear elevation and a door to the dining room.

### Dining Room

12' x 8' 6" ( 3.66m x 2.59m )

With a double glazed window to the side elevation, radiator, ceiling light, coving to the ceiling, an archway opening into the lounge and a doorway leading to the inner hall.

### Lounge

16' 4" x 11' 11" ( 4.98m x 3.63m )

With a freestanding feature electric fire, radiator, TV point, ceiling light, coving to the ceiling, a double glazed window to the side elevation and double glazed sliding doors to the rear elevation opening onto the garden.

### Inner Hall

With a ceiling light, loft access, and doors to bedrooms one, two, bathroom and a storage cupboard.

### Bedroom One

13' 3" x 11' 11" ( 4.04m x 3.63m )

With double glazed windows to the front and side elevations, radiator, ceiling light and coving to the ceiling.

### Bedroom Two

11' 11" x 10' ( 3.63m x 3.05m )

With a double glazed window to the front elevation, radiator, ceiling light and coving to the ceiling.

### Bathroom

Fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and a corner panel bath with an electric shower over. With partly tiled walls, ceiling light and a double glazed window to the side elevation.

### Outside

The property sits behind a walled boundary with double wrought iron gates to the side opening onto a driveway and giving vehicular access to the garage.

To the rear is a mainly laid to lawn garden enclosed by panel fencing. There is an outside tap and a pedestrian door into the side of the garage.

### Garage

With an up and over door to the front elevation, power points, lighting and a pedestrian access door to the side elevation opening to the garden.

