



Leamington Street
RIPLEY

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Property Description

Burchell Edwards are delighted to present to the market this charming two/three-bedroom, semi-detached property on Leamington Street, Ripley! There is a ground floor extension which could perfectly serve as a third bedroom/ home office/ playroom. Having a ground floor shower room, this may be ideal for anyone not wanting to have to use the stairs. There is an additional WC accessed off the first-floor landing. Leamington Street is a desirable cul de sac close to Ripley town centre. A wide range of shops, pubs, takeaways, restaurants, parks and schools are conveniently nearby! There are excellent public transport links to neighbouring towns and cities, and major road networks including the M1, A38 and A610 are minutes away by car.

The ground floor comprises a lounge, a dining room, kitchen, rear entrance hall, shower room and a bedroom/home office/playroom. To the first floor, you will find two bedrooms and a WC. Outside, the property has an unexpectedly large rear garden, mostly laid to lawn with patio seating area and various borders stocked with mature bushes and shrubs.

Viewings are highly advised to fully appreciate this charming property and stunning garden! Please contact Burchell Edwards for more information!

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Having tiled flooring and ceiling light.

Lounge

10' 11" x 11' 6" (3.33m x 3.51m)

Having carpet flooring, a radiator, ceiling light and wooden window to the front elevation.

Dining Room

11' x 11' 5" (3.35m x 3.48m)

Having carpet flooring, a radiator, feature fireplace and wooden windows to the rear and side.

Kitchen

9' 6" x 6' 10" (2.90m x 2.08m)

Having wall and base units with work surfaces over, inset sink with mixer tap over, tiled walls, cooker, gas hob with cooker hood over and UPVC window to the side elevation.

Shower Room

6' 10" x 9' 9" (2.08m x 2.97m)

Having a shower cubicle, W.C, wash hand basin, heated towel rail, extractor fan and tiled flooring and tiled walls.

Bedroom/Sitting Room

.9' 2" x 13' 11" (2.79m x 4.24m)

Having laminate flooring, a radiator, ceiling light, UPVC window to the side and UPVC door to the rear.

Landing

Having carpet flooring, built-in storage and wooden window.

Bedroom One

11' 7" x 11' (3.53m x 3.35m)

Having ceiling light, carpet flooring, a radiator and wooden window to the front.

Bedroom Two

8' 11" x 8' 3" (2.72m x 2.51m)

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

W.C

Having W.C, wash hand basin with mixer tap, splashback tiles, extractor fan, ceiling light and vinyl flooring.

Outside

To the rear the garden has a patio area, large laid lawn section and borders stocked with mature plants and shrubs.









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

T 01773 748807
E ripley@burchelledwards.co.uk

4 Grosvenor Road
 RIPLEY DE5 3JF

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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