



- GUIDE PRICE £150,000 to £160,000
- 3 bedroom semi-detached house
- EXCELLENT INVESTMENT OPPORTUNITY
- NO ONWARD CHAIN
- Gas central heating system and combi boiler (in warranty)
- Spacious lounge / diner
- Kitchen with integrated cooking facilities
- Bathroom with shower enclosure
- 2 Doubles and 1 single bedroom
- EPC Rating = D

SAB Properties are pleased to offer this 3 bedroom house, with the benefit of no onward chain.

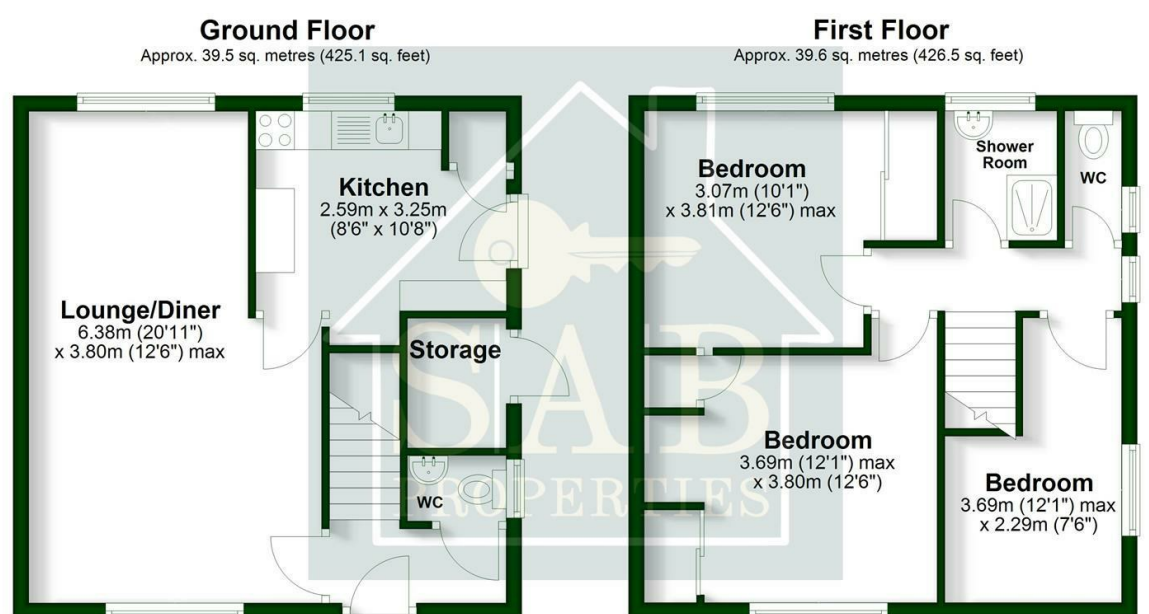
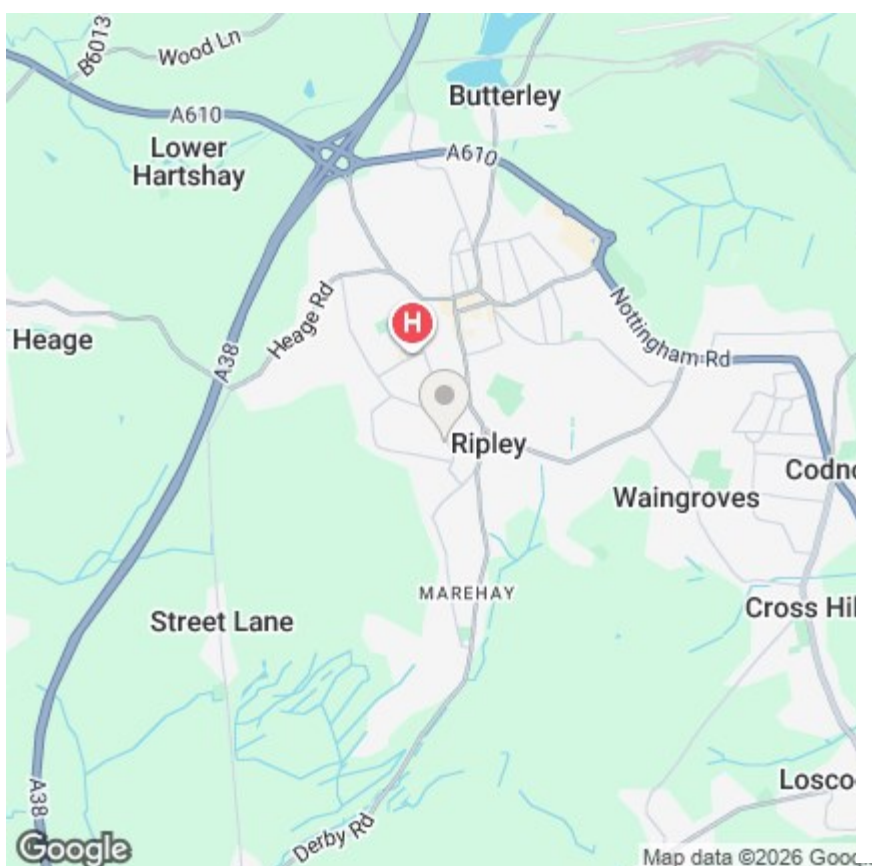
Off street parking and a good sized rear garden that is within a short walk of local schooling.

In brief, the property comprises to the ground floor of a spacious open plan lounge diner downstairs WC and fitted kitchen. To the first floor there are 2 double bedrooms and 1 single bedroom, bathroom and separate WC. To the front is off road parking with gated side access to the large rear garden.

Ideal for first time buyer or investment opportunity with a rental potential of £995.00 per month

## Hawthorne Avenue, Ripley

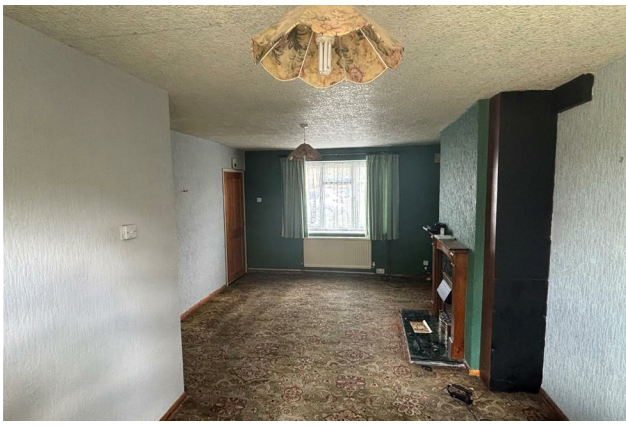
Guide price £150,000



Total area: approx. 79.1 sq. metres (851.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Description**

To the ground floor, the property comprises an entrance with downstairs WC leading off, lounge / diner, kitchen to rear. UPVC windows to all rooms, front door is wooden and teg back door is a wooden stable door. The first floor hosts two spacious double bedrooms along with a third single bedroom, and bathroom with shower enclosure. To the front is a small garden area with a driveway providing off-street parking. To the rear is a generous garden with patio area, handy storage shed and enclosed with fence panelled boundaries.

Excellent location for Ripley Town Centre and local amenities. Good public transport links to Derby, Nottingham and Mansfield.

**Entrance Hall**

With wooden entrance door, coat/shoe storage area, wall mounted radiator, stair case to the first floor and opening into:-

**Lounge / Dining Room**

20'11" x 12'5" (6.38m x 3.80m)

Spacious, open lounge/dining room with two wall mounted radiators, UPVC window to front and rear. Wooden fireplace with marble hearth and wood effect gas fire. TV & Telephone points and ample plug sockets.

**Kitchen**

8'5" x 11'7" (2.59m x 3.55m)

Located to the rear overlooking the garden. The kitchen was enhanced last year with a range of white high gloss wall and base units, contrasting work surface, inset sink and drainer and mixer tap, integrated hob and oven fitted. There is a walk in pantry housing the combi boiler (still under warranty and full service records) with extractor above, plumbing for a washing machine, space for a fridge and freezer, a double glazed window to the rear aspect, wall mounted radiator and a stable door leading to the outside.

**Stairs / Landing**

With loft hatch, a double glazed window to the side aspect and access to all first floor rooms.

**Bedroom 1 -Front**

12'1" x 12'5" (3.69m x 3.80m)

Located to the front, with built in storage cupboard. UPVC window, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.

**Bedroom 2 - Rear**

10'0" x 12'5" (3.07m x 3.81m)

Bedroom 2 - Rear

Located to the rear, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.



**Bedroom 3 - Front**

12'1" x 7'6" (3.69m x 2.29m)

Located to the front, wall mounted radiator and ample plug sockets. This room will easily accommodate a single bed and a selection of bedroom furniture.

**Bathroom**

5'7" x 8'9" (1.71m x 2.68m)

Bathroom

Suite comprising of glass shower enclosure with electric shower. Stainless taps, and wash basin. Complimentary tiling to walls. Wall mounted radiator and laminate style flooring.

**Outside**

To the front is off-road parking for 1 vehicle and small garden to the side, with slabbed pathway leading to the side elevation leading to the rear garden access.

To the rear is a generous sized enclosed garden with fence panels all around, slabbed pathway and small patio area. Handy storage shed to the side of the house and garden shed to the bottom rear garden.

**Additional Information**

- Electricity - Mains supply
- Water - Mains supply
- Heating - Gas central heating
- Septic Tank - No
- Broadband - BT, Sky, Virgin
- Broadband Speed - Standard 45mbps Superfast 75mbps Ultrafast 1800mbps
- Phone Signal - 02, EE, Three, Vodafone
- Sewage - Mains supply
- Flood Risk - No flooding in the past 5 years
- Flood Defences - No
- Non-Standard Construction - No
- Any Legal Restrictions - No
- Other Material Issues - No

Council Tax - Amber Valley District Council - Band A

**Tenure**

- Freehold
- Vacant possession

