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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Codnor Denby Lane, Codnor, Ripley, Derbyshire , DE5 9SP **£300,000**



FEATURES:

- THREE BEDROOM
- DETACHED BUNGALOW
- GREAT SIZED PLOT
- FANTASTIC SOUGHT AFTER LOCATION
- IN NEED OF RENOVATION / MODERNISATION
- FRONT AND REAR GARDENS
- LARGE GARAGE
- IDEAL FOR A INVESTOR
- ROOM FOR EXTENSION SUBJECT TO PLANNING PERMISSION
- GREAT BUILDING PLOT - SUBJECT TO PLANNING PERMISSION

Entrance Hallway
Doors to all rooms, storage
cupboards, radiator, wood flooring.

Bathroom
UPVC window to side aspect, two
piece suite comprising of bath with
shower above, hand wash basin,
heated towel rail, part tiled walls,
storage cupboard.

WC
UPVC Window to side aspect, WC.

Bedroom
3.65 m x 3.61 m (12'0" x 11'10")
Three single glazed windows to
rear aspect, radiator, wood flooring.

Kitchen
3.59 m x 3.39 m (11'9" x 11'1")
UPVC window and door to
conservatory, base and wall units,
sink unit, part tiled, range master
cooker, feature log burner, space
for fridge, breakfast bar area,
opening to utility

Utility Room
UPVC window to side aspect, base
units with sink unit and work top,
door to pantry cupboard.

Pantry cupboard.

UPVC window to side aspect.

Conservatory
3.70 m x 2.84 m (12'2" x 9'4")
UPVC built, part brick, UPVC french
doors to rear garden.

Bedroom
3.76 m x 3.49 m (12'4" x 11'5")
UPVC window to rear aspect,
radiator.

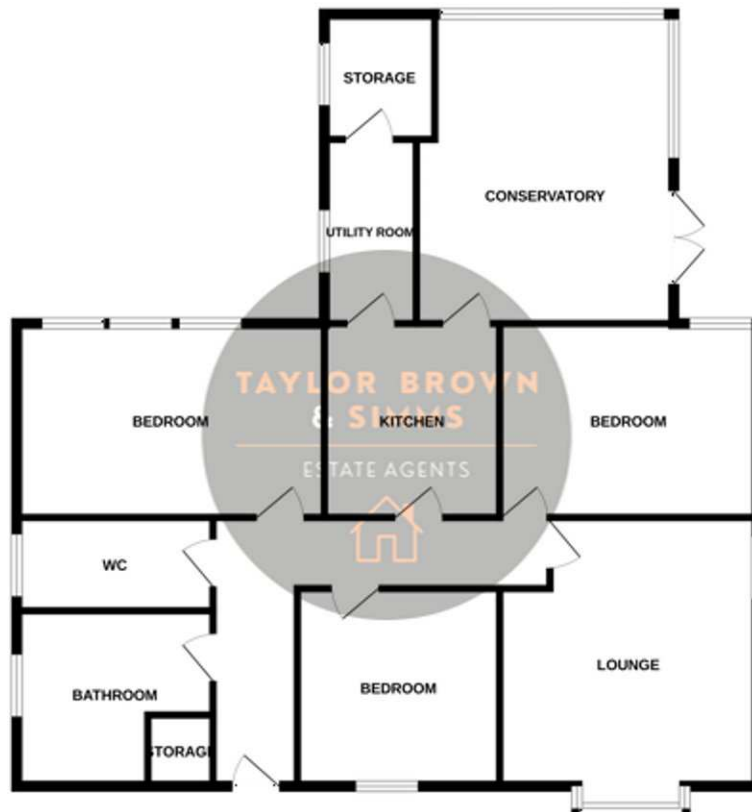
Lounge
5.47 m x 3.65 m (17'11" x 12'0")
UPVC window to side aspect with
stained glass, UPVC bay window to
front, feature fireplace.

Bedroom
3.39 m x 3.29 m (11'1" x 10'10")
UPVC window to front, radiator.

Detached Garage
Large garage with up and over
door.

Outside
To the front is a lawned area,
gravelled area, gated access to the
rear garden, ample off street
parking.
To the rear is good sized garden,
being enclosed.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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