HOPKINS & DAINTY
ESTATE AGENTS

Ripley Avenue, Derby, DE73 6AB

£200,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this modern two bedroom town house, with NO UPWARD CHAIN. Set on this popular estate, on the Southern edge of Derby. Convenient for access to the A50 and Raynesway, the property has front driveway parking for two cars and a pleasant rear garden.

The internal accommodation comprises: entrance hall with a guest WC, lounge with a sub divided office area and a rear kitchen/diner with French doors opening onto the garden. On the first floor, there are two double bedrooms and the bathroom. The property has gas central heating, electric under floor heating on the ground floor and double glazing.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hallway

Accessed via a double glazed entrance door. With a radiator and stairs rising to the first floor. Doors leading off.

Guest WC

Two piece suite comprising WC and wash hand basin. With a radiator and double glazed front window.

Lounge 12'10" x 9'5" (3.93 x 2.88)

With electric underfloor heating, an under stairs storage cupboard and sliding patio doors opening to:

Office Area 5'8" x 5'1" (1.74 x 1.55)

Providing useful home office space. With a radiator, laminate flooring with heating under and a double glazed front window.

Kitchen/Diner 12'7" x 8'1" (3.84 x 2.47)

Spanning the full width of property with French doors and a window opening to the rear garden. Fitted range of base and wall units with worktops and an inset ceramic sink and drainer with a mixer tap. There is a built in electric oven, gas hob and hood, along with plumbing for a washing machine, dishwasher and space for a fridge/freezer. Cupboard housing the wall mounted gas boiler, laminate flooring with under floor heating and a radiator.

First Floor Landing

Access to the loft space (which is boarded with shelving and has a drop down ladder).

Bedroom 1 12'7" x 11'10">8'11" (3.86 x 3.61>2.74)

Front double bedroom with an over stairs storage cupboard, radiator and two double glazed windows.

Bedroom 2 12'6" x 8'1" (3.83 x 2.47)

Rear double bedroom with a radiator and double glazed window overlooking the garden.

Bathroom 6'3" x 5'6" (1.91 x 1.69)

Three piece suite comprising bath, wash hand basin and WC. With an extractor vent, tiled splashbacks, a heated towel rail and double glazed side window.

Front Parking

To the front of the property there is a double width driveway, providing parking for two cars. A side path and gate lead to the rear garden.

Rear Garden

Enclosed rear garden with a decked seating area, fencing to the boundary, a patio and garden shed.

Service Charge

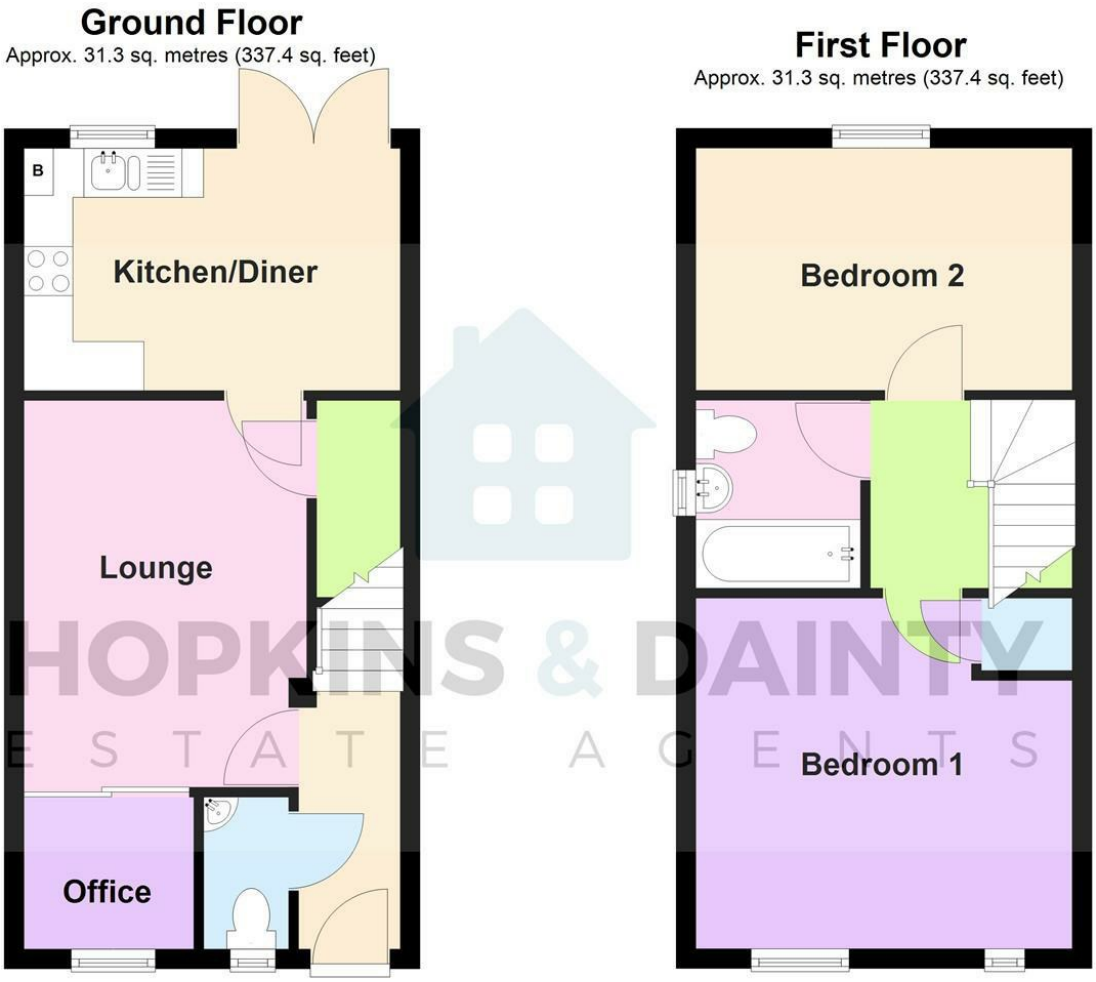
We understand that this property is subject to an annual estate maintenance charge in the region of £155.00 which covers the communal green area maintenance. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

These sales details are produced in good faith with the

approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan



Total area: approx. 62.7 sq. metres (674.8 sq. feet)

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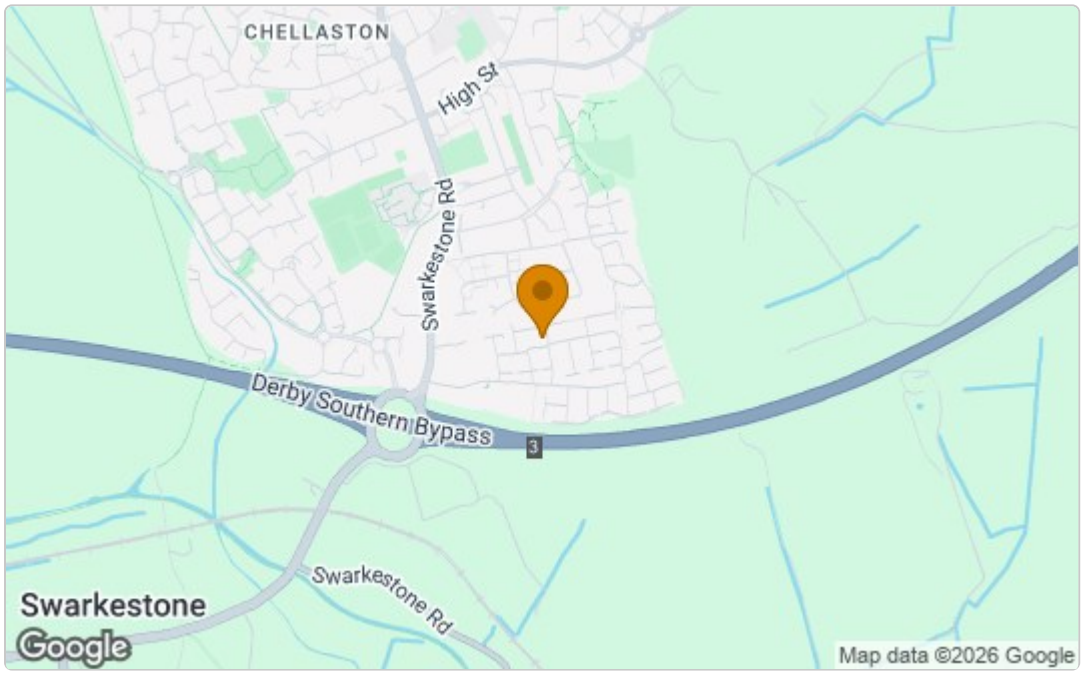
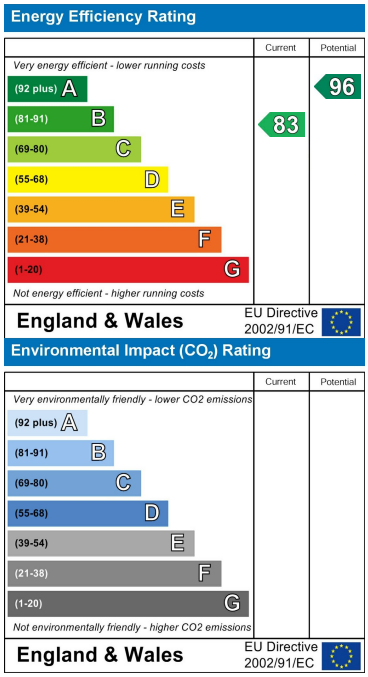
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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