



Mount Pleasant
Ripley

burchell
edwards

Mount Pleasant Ripley DE5 3DX

for sale offers in the region of
£120,000



Property Description

Enjoying far-reaching views to the front, this charming one double-bedroom mid-terrace property offers well-presented accommodation and is conveniently situated within walking distance of the town centre and a range of local amenities.

The accommodation briefly comprises an entrance porch leading into the main living space, with a stylish fitted kitchen that was installed approximately three years ago. The property has also recently been re-plastered, creating a fresh and modern feel throughout.

To the first floor, there is a generous double bedroom with far reaching views towards Crich in the distance, and a well-appointed four-piece bathroom suite, comprising a bath, separate shower cubicle, wash hand basin and WC.

Externally, the property benefits from a private, enclosed rear garden, ideal for relaxing or entertaining. In addition, there is a useful brick-built outbuilding and a separate allotment, offering excellent outdoor space for gardening enthusiasts.

This delightful home would make an ideal first-time purchase, investment opportunity or downsizing option, combining character, practicality and a highly convenient location.

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 Porch

Accessed via UPVC door to the front with windows to the front and side elevation and door into the lounge, having original Torazo tile flooring.

Lounge

Having double glazed window to the front elevation, carpet flooring and door into the kitchen.

Kitchen/ Diner

Having a range of wall and base units with work surfaces over, inset sink and drainer, integrated electric oven with induction hob, panelled splashbacks, space and plumbing for a washing machine, space for fridge freezer, original Torazo tile flooring, double glazed window to the rear elevation and UPVC door to the rear leading out to the garden.



First Floor

Bedroom

Having double glazed window to the front elevation, carpet flooring and fitted wardrobes.

Bathroom

Having panelled bath, shower cubicle with mains fed shower order, pedestal wash hand basin and door to low level W.C with window to the rear, built-in storage cupboard, partly tiled walls, carpet flooring and window to the front elevation.

Outside

To the front of the property is a courtyard area with boundary wall and gated access.

To the rear the garden has a paved patio area, gravelled area and an arrangement of flowers, bushes and shrubs. There is also the large allotment area to the side of the house.

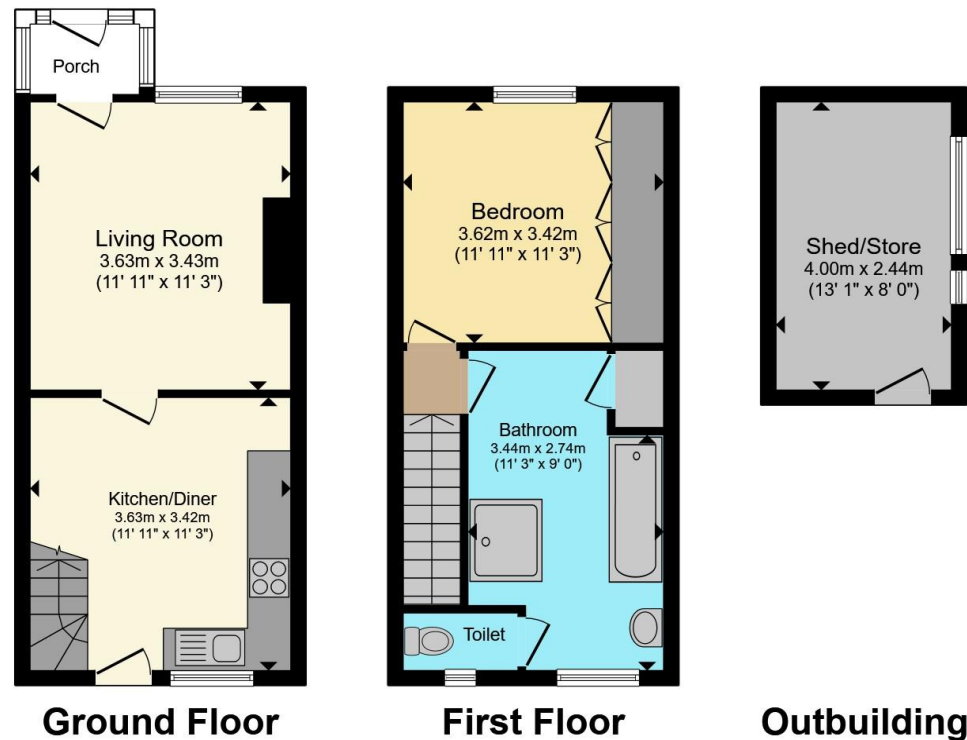
Shed/ Store

Having a door to the front and two window to the side.









Total floor area 68.3 m² (735 sq.ft.) approx

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.propertybox.io



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

view this property online burchelledwards.co.uk/Property/RIP208052



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RIP208052 - 0006