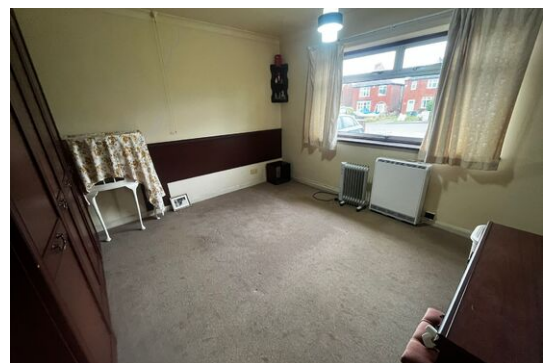


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Steam Mill Lane, Ripley, Derbyshire , DE5 3JR**  
**£240,000**



**FEATURES:**

- TWO BEDROOMS WITH LOFT ROOM
- DETACHED BUNGALOW
- GOOD SIZED PLOT
- IN NEED OF MODERNISATION
- AMPLE OFF STREET PARKING AND GARAGE
- NO UPWARD CHAIN
- GREAT LOCATION
- GOOD SIZED GARDENS
- CLOSE TO LOCAL AMENITIES
- VIEWING ESSENTIAL - GREAT POTENTIAL.

**COUNCIL TAX BAND: C EPC RATING: G**

Entrance Storm Porch  
Door to Lounge

Lounge  
3.65 m x 5.49 m (12'0" x 18'0")  
Double glazed window to front and side aspect, fireplace, two storage heaters, door to kitchen.

Kitchen Diner  
Double glazed window and door to rear porch, fitted kitchen with base and wall units with roll top work surface, part tiled walls, vinyl flooring, integrated oven, hob and extractor above, fridge and freezer, washing machine, breakfast bar are, door to rear hallway.

Rear Porch  
Door to rear garden.

Hallway  
storage heater, storage cupboard, doors to bedrooms, bathroom and WC, loft access point.

WC  
Double glazed window to rear, WC.

Bathroom  
Double glazed window to rear, [panelled bath with shower above, pedestal hand wash basin, part tiled walls, storage heater.

Bedroom One

3.73 m x 3.79 m (12'3" x 12'5")  
double glazed window to front, fitted wardrobes with matching dressing table and bedside table, storage heater.

Bedroom Two  
2.80 m x 2.61 m (9'2" x 8'7")  
Double glazed window to rear, storage heater, wardrobes, shower cubicle.

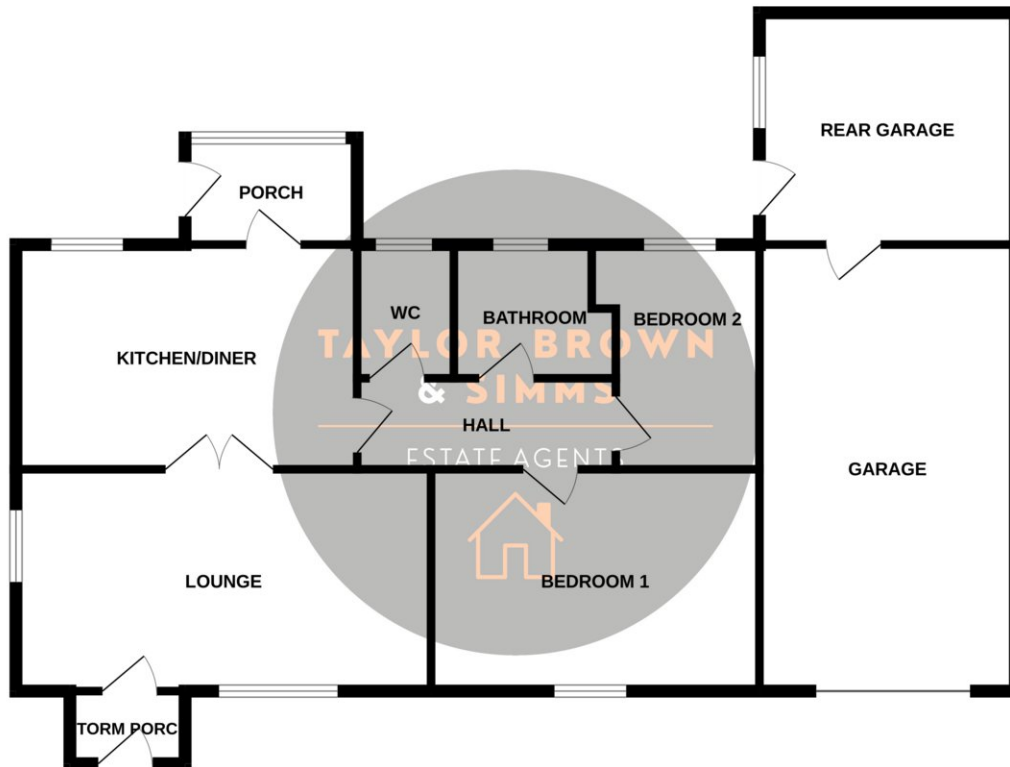
Loft Room  
Double glazed window to rear, light and power connected.

Garage  
7.02 m x 2.80 m (23'0" x 9'2")  
Up and over door to the front, opening to the rear to a further area, ideal for a utility area.

Rear Of Garage  
2.59 m x 2.38 m (8'6" x 7'10")  
double glazed window to rear garden and door to rear garden.

Outside  
To the front is a lawned garden with pathway to the front door and side. Ample off street parking leading to the garage.  
To the rear is a good sized garden with lawned area, mature shrubs and borders, patio area, and being enclosed via panelled fencing.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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