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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Nottingham Road Codnor Ripley , DE5 9RH **£265,000**



FEATURES:

- TWO BEDROOMS PLUS LOFT ROOM
- DETACHED BUNGALOW
- GOOD SIZED PLOT
- IN NEED OF SOME MODERNISATION
- GREAT POTENTIAL
- FRONT AND REAR GARDENS
- GARAGE AND AMPLE OFF STREET PARKING
- EN SUITE TO MASTER BEDROOM PLUS ADDITIONAL BATHROOM
- CONSERVATORY
- NO UPWARD CHAIN

COUNCIL TAX BAND: C EPC RATING: E

Entrance Hallway
UPVC window to side, doors to all rooms, radiator.

Lounge
5.57 m x 4.69 m (18'3" x 15'5")
UPVC bay window to front, UPVC window to side, radiator, feature fireplace.

Bedroom
3.69 m x 3.52 m (12'1" x 11'7")
UPVC bay window to front, radiator, wardrobes.

Bedroom
3.01 m x 4.12 m (9'11" x 13'6")
UPVC window to side aspect, radiator, tv point, wardrobe, door to en suite.

En suite
UPVC window to side, three piece suite comprising of double shower cubicle, WC, pedestal hand wash basin, radiator, tiled flooring, part tiled walls.

Loft Room
UPVC window to front and rear aspect.

Bathroom

UPVC window to side, three piece suite comprising of double shower cubicle, WC, pedestal hand wash basin, UPVC cladding, radiator, tiled flooring.

Kitchen
2.52 m x 5.92 m (8'3" x 19'5")
UPVC window to side, fitted base and wall units, roll top work surface, sink unit, UPVC cladding, wall mounted boiler, radiator, tiled flooring, oven, space for fridge, opening to conservatory.

Conservatory
3.69 m x 3.42 m (12'1" x 11'3")
Part brick built, radiator, UPVC windows to rear, UPVC french door to rear, tiled flooring.

Outside
To the front of the property is a good sized lawned garden off street parking and to the side shared driveway, leading to a single garage and further off street parking, with pathway to the rear garden.
To the rear is a further lawned garden with 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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