



Alfred Street
RIPLEY

burchell
edwards



Property Description

This beautifully presented and recently renovated two double bedroom terraced property offers deceptively spacious accommodation, thoughtfully redesigned to suit modern living.

The ground floor comprises a welcoming lounge and an impressive open-plan kitchen/diner. Having been relocated from its original position, the kitchen now occupies the former dining room, creating a much larger and more sociable space that is ideal for both everyday family life and entertaining guests. The former kitchen has been cleverly converted into a practical utility room, providing valuable additional storage and laundry space. A useful cellar, accessed beneath the stairs, offers further storage.

To the first floor are two generous double bedrooms together with a family bathroom.

Conveniently positioned within easy reach of the town centre, the property benefits from a wide range of local amenities including shops, supermarkets, cafés and schools, whilst excellent bus links provide convenient access to surrounding towns and villages.

An ideal first-time purchase, early viewing is highly recommended to fully appreciate the quality, space and convenience this charming home has to offer.

Lounge

Front-facing reception room fitted with carpet flooring, a wall-mounted radiator and a double glazed window allowing for natural light. A composite entrance door provides access from the front, with a door leading to the central hallway where stairs rise to the first floor.

Kitchen

Fitted with a range of matching wall and base mounted units complemented by work surfaces and tiled splashbacks. Features include a breakfast bar, composite sink and drainer, space for a dishwasher, oven and fridge-freezer, tiled flooring, understairs storage, a wall-mounted radiator and a double glazed window overlooking the rear elevation. Door leading to the utility room.

Utility Room

Useful additional space fitted with tiled flooring and base units with worktop. Offering space and plumbing for a washing machine and tumble dryer, a double glazed window to the rear elevation and a door leading directly to the garden.

Landing

Carpeted landing providing access to both bedrooms and the bathroom.

Bedroom One

Double bedroom featuring laminate flooring, a wall-mounted radiator and a double glazed window overlooking the rear garden.

Bedroom Two

Good-sized second bedroom fitted with laminate flooring, a wall-mounted radiator and a double glazed window to the rear elevation.

Bathroom

Comprising a panelled bath with shower over, ceramic wash hand basin set within a vanity unit and low-flush WC. Finished with tiled splashbacks.

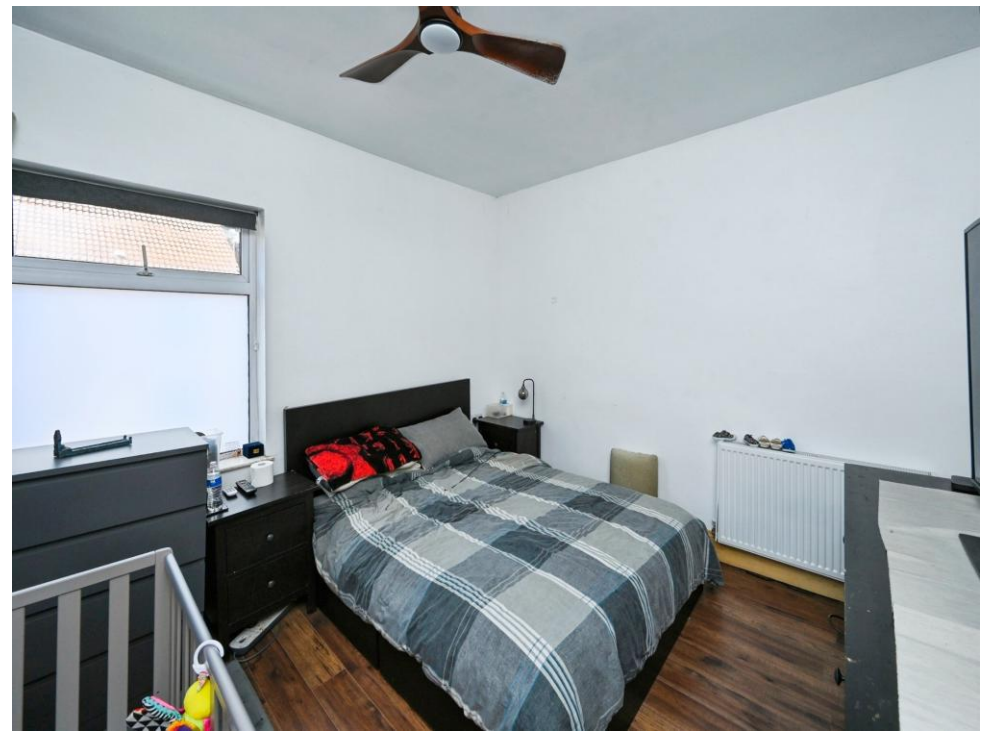
Externals

To the front of the property is off-street parking for one vehicle. Side access leads to the enclosed rear garden, which is predominantly laid to lawn with a patio seating area, outbuilding and fenced boundaries.

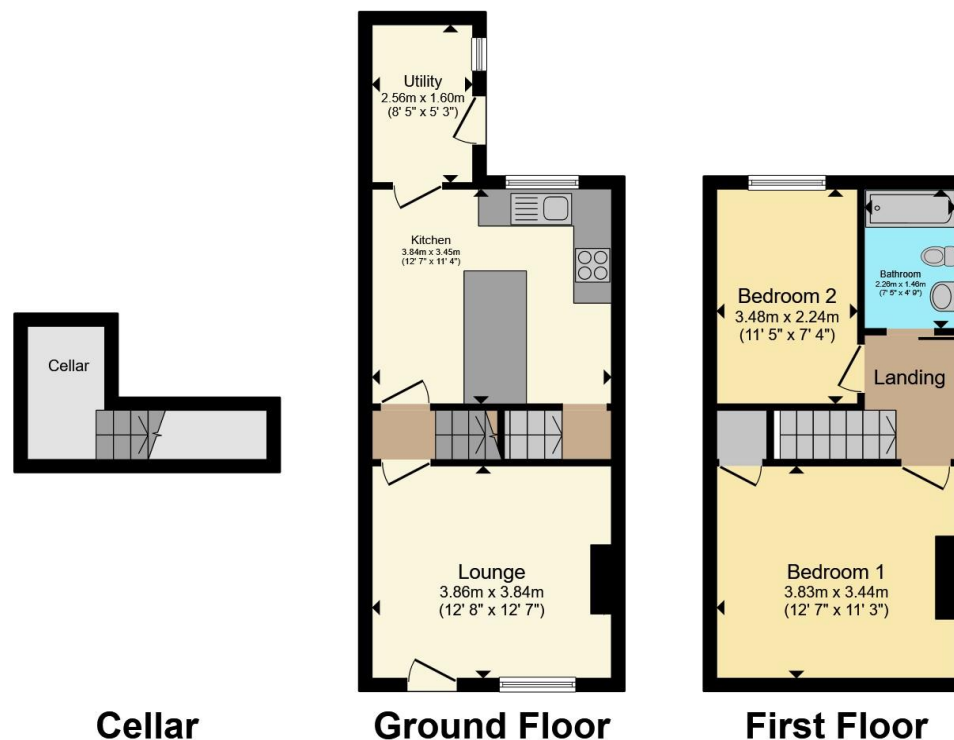
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.









Total floor area 69.2 m² (744 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: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/RIP207931



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: RIP207931 - 0003