



2 Bed Cottage

60 Street Lane, Denby, Ripley DE5 8NE
Offers Around £139,950 Freehold



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- Cottage with Potential to be Improved
- Countryside Views
- Requires Improvements – Ideal for First Time Buyer or Investor
- Lounge/Dining Room
- Kitchen
- Two Bedrooms & Bathroom
- Front & Rear Gardens
- Potential Driveway to Front (Subject to Planning Permission)
- No Chain Involved
- Character Features

This cottage requiring improvements presents an excellent opportunity for first-time buyers or investors.

The property offers potential for improvement, allowing you to personalise the space to suit your tastes and needs. Additionally, there is the possibility of creating a driveway at the front of the property, subject to planning permission, which could enhance both convenience and curb appeal.

Surrounded by picturesque countryside views, this cottage provides a serene escape from the hustle and bustle of urban life, while still being conveniently located for local amenities.

The absence of a chain involved in the sale means that you can move in without delay, making this an even more attractive prospect.

The Location

The location is close to Denby village and surrounded by open countryside, being highly convenient for local centres including Derby, some eight miles to the south. Other principle centres include Nottingham, approximately twelve miles to the east and junction twenty-six of the motorway is approximately ten miles to the east. In addition the famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, is situated approximately twelve miles to the west. Local amenities include charming village church and noted public house/restaurant known as Denby Lodge.

Accommodation

Entrance Porch

3'6" x 3'4" (1.07 x 1.03)

With entrance door, window and internal stripped latched stable door.



Lounge/Dining Room

12'4" x 11'8" (3.76 x 3.58)

With log burning stove, character beams to ceiling, radiator, spiral staircase leading to first floor, double glazed bow window to front and internal stripped latched door.



Kitchen

7'8" x 7'6" (2.34 x 2.29)

With single sink unit with mixer tap, wall and base cupboards, worktop, built-in electric hob, built-in electric fan assisted oven and decorative beams to ceiling.



Lean to Utility

7'4" x 5'6" (2.24 x 1.70)

With door giving access to garden.

Inner Lobby

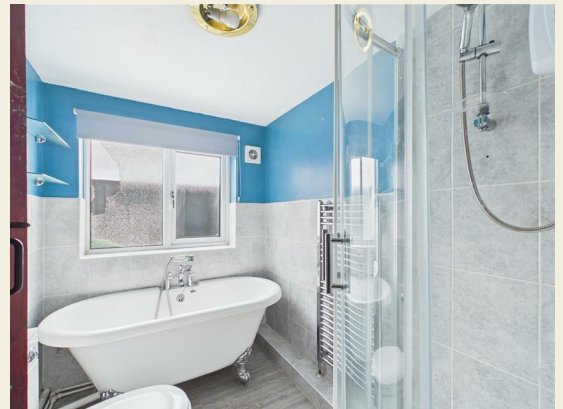
6'0" x 2'5" (1.84 x 0.74)

With plumbing for automatic washing machine and internal stripped latched door giving access to bathroom.

Bathroom

7'3" x 5'5" (2.23 x 1.67)

With bath with mixer tap/hand shower attachment, wash basin, low level WC, separate shower cubical with electric shower, tiled splashbacks, heated chrome towel rail/radiator, extractor fan and double glazed window.



First Floor Landing

4'5" x 2'3" (1.35 x 0.70)

Bedroom One

12'3" x 11'11" (3.75 x 3.64)

With radiator and double glazed window to front.



Bedroom Two

7'8" x 7'6" (2.34 x 2.31)

With radiator, built-in cupboard housing the central heating boiler/hot water cylinder and double glazed window to rear.



Front Garden

The property is set back from the pavement edge behind a lawned fore garden with pathway leading to the entrance door. (The front garden also offers potential for a driveway subject to planning permission.)

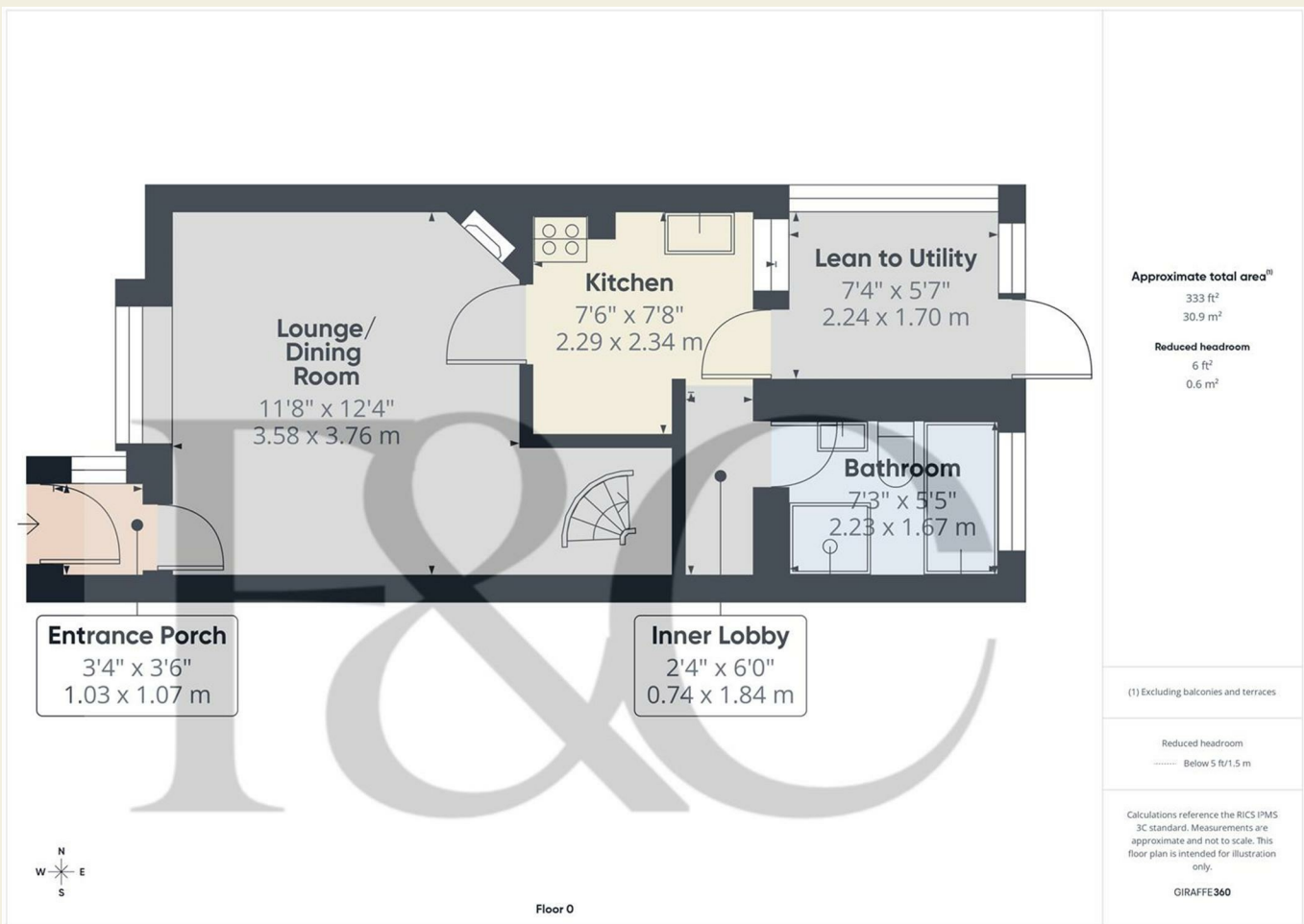


Rear Garden

To the rear of the property is a lawned garden with three sheds. The garden benefits from countryside views to rear.



Council Tax Band B



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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