

## 44 Thomson Drive, Ripley, Derbyshire DE5 9RU



**£249,950**

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Margi Willis Estates are pleased to offer to the sales market this detached bungalow situated in this popular location. The accommodation briefly comprises: Lounge, conservatory, kitchen, three bedrooms and bathroom. Outside there is a garden, driveway and carport at the front and at the rear there is a paved garden.

### Lounge

12'5" x 11'10" (3.78m x 3.61m)

With Laminate flooring, radiator, double glazed patio door leading to the conservatory.

### Conservatory

19' x 9' (5.79m x 2.74m)

With power point, radiator, double glazed entrance door to the side elevation, double glazed french door leading to the rear.

### Kitchen

17'2" x 10'6" (5.23m x 3.20m)

Comprising a range of wall, base and drawer units incorporating working surfaces over, single drainer sink unit with mixer tap over and tiled splash backs, double glazed window to the front elevation, double glazed entrance door to the side elevation, plumbing for automatic washing machine, airing cupboard housing combination boiler.

### Inner Hallway

with access to the loft, radiator.

### Bedroom One

15'5" x 11' (4.70m x 3.35m)

With double glazed window to the front elevation, radiator.

### Bedroom Two

With radiator, double glazed window to the rear elevation,

### Bedroom Three

7'4" x 6'4" (2.24m x 1.93m)

With double glazed window to the rear elevation, radiator.

### Bathroom

Comprising a three piece suite of low level w.c, wash hand basin, paneled bath with electric shower above, radiator, double glazed window to the side elevation.

### Outside

To the front of the property there is a lawned garden , at the side of this there is a driveway leading to the carport and at the rear there is an enclosed patio garden.

### Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

### Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)





Disclaimer

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

Mortgage Advice

Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



