



Hoon Road
Hatton

Offers Over £160,000

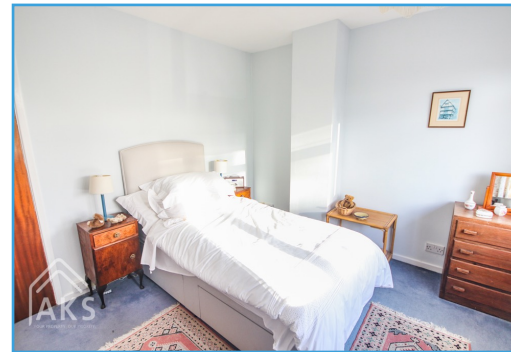


Hoon Road Hatton

FOR SALE WITH NO UPWARD CHAIN, THIS 2 BED TERRACED HOUSE SITUATED CLOSE TO AMENITIES IN HATTON WILL MAKE A FANTASTIC HOME FOR FIRST TIME BUYERS OR INVESTORS!

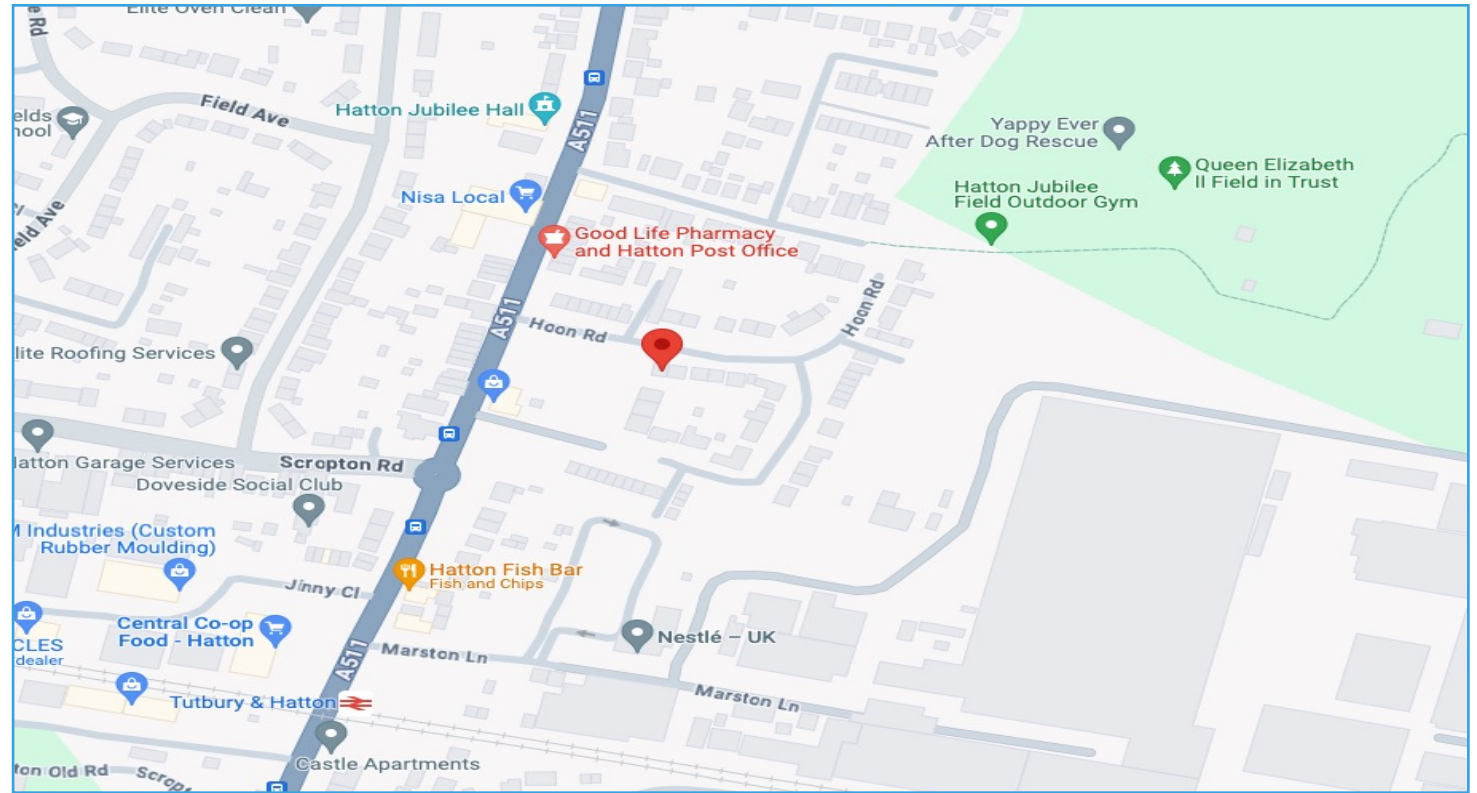
Our Agent Sam Says:
"This home has so much potential and would make a fantastic home for first time buyers. It is so close to local amenities and bus routes to Derby or Burton. The property would benefit from some updating however i can really tell this home has been loved and does have a real homely feel. The spacious bright lounge is a lovely room. I also think the garden is a fantastic size and space for the size of the property. This could also be a great opportunity for investors looking for a buy to let property!"

Our Sellers Thoughts:
"This was my aunt and uncles house who had lived there for around 30 years, my aunt was living in London and decided she wanted a quieter life and moved over to Hatton where they were very happy. They got on with all their neighbours and loved the community. They really benefitted from all the amenities being close by and within walking distance. In terms of the house, it worked really well for the 2 of them."



Hoon Road Hatton

Hatton is a great family village and has something for the whole family. The local primary school is Heath Fields Primary School and the secondary school is in the neighbouring village of Etwall. Within the village there is a wide array of amenities with local convenience shops, takeaways, pubs and public transport links to Derby City Centre, Burton Town Centre and the local villages. For commuters, it is ideally situated being just a few minutes' drive to the A50 and is close to the A38 too. There are playing fields within the village as well as being able to walk across the fields along the river Dove.



EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

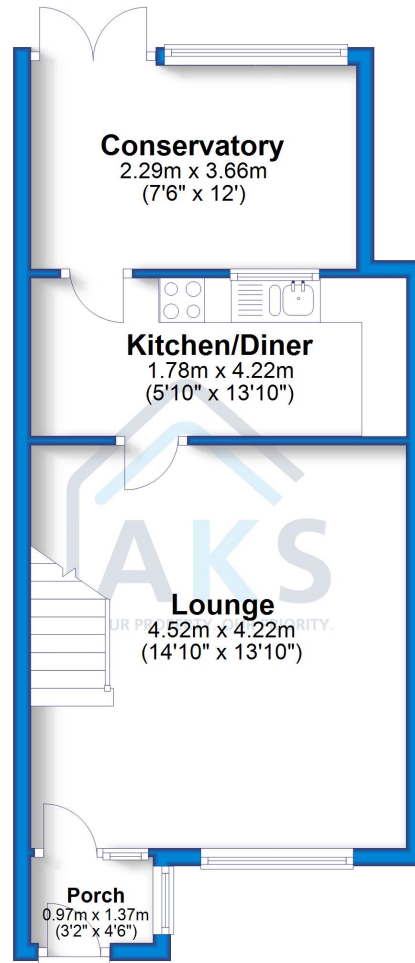
If you're thinking of selling, we'd love to help you.



The Floor Plan

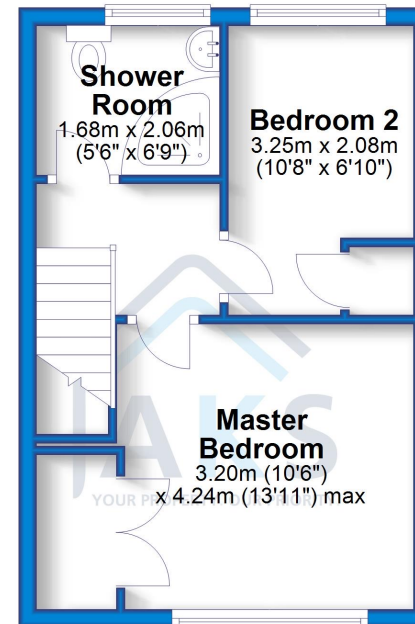
Ground Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



First Floor

Approx. 27.8 sq. metres (298.9 sq. feet)



Total area: approx. 64.9 sq. metres (698.9 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman

 AKS

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.