

Hoon Road, Hatton

aksresidential.com

£150,000



This property at a glance:



1



2



1



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D



Watch the video



Hoon Road, Hatton



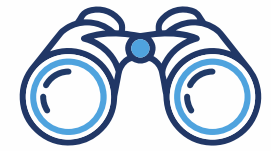
Sam says:

"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!"



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Did you spot...

This property is for sale with no upward chain



A message from the seller:

"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."





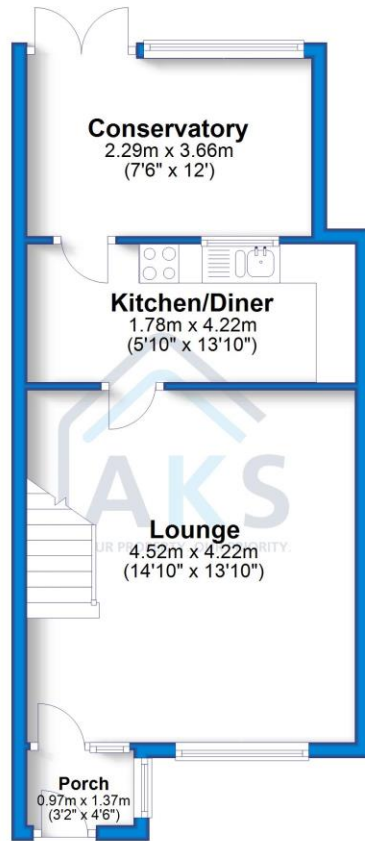
Floor Plan



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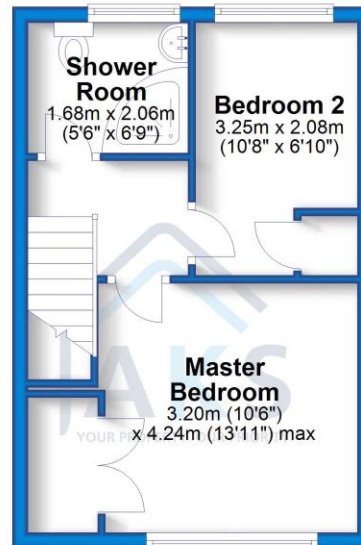
Ground Floor

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)



Energy Performance Certificate

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



200+ 5 star Google Reviews



Key Features:

- CLOSE TO ALL LOCAL AMENITIES
- GREAT HOME FOR FIRST TIME BUYERS
- GOOD SIZED GARDEN
- EPC RATING D
- LOTS OF POTENTIAL
- GREAT OPPORTUNITY FOR INVESTORS



About the area:

Hatton is a great family village and has something for the whole family. 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.



Schools:

The local primary school is Heath Fields Primary School and the secondary school is in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with
Sam call
01332 30 30 30

[Click here](#) to watch the property video

