





**** VILLAGE LOCATION ** IDEAL FOR
FIRST TIME BUYER ** TWO OFF ROAD
PARKING ****

An immaculately presented two bedroom mid town house situated in the sought after village location of Hatton with close road network links to the A50 linking all major road networks. In brief gas centrally heated and double glazed accommodation comprises entrance hall, storage cupboard, cloakroom, open plan kitchen living dining space with French doors to rear elevation. To the first floor there are two double bedrooms and family bathroom.

Outside the home has a low maintenance rear garden and two off road parking spaces.

Viewing is strictly by appointment only.



 **ABODE**
SALES & LETTINGS

ENTRANCE HALLWAY

With tiled floor covering, door to storage cupboard and doors to:

CLOAKROOM

With tiled floor covering, low level WC, pedestal wash hand basin and tiled splashback.

KITCHEN

With UPVC double glazed window to front elevation, fitted with a range of eye and base level units and drawers with sink and drainer built into a preparation work surface, integrated oven, hob and extractor fan, integrated fridge freezer, plumbing and appliance space for washing machine, tiled flooring and radiator.

OPEN PLAN LOUNGE DINER

With half wall to divide the spaces, French doors rear elevation, understairs storage cupboard and stairs to first floor accommodation.

LANDING

With radiator and loft access and doors lead off too:

BEDROOM ONE

With UPVC double glazed window to front elevation, built in double wardrobe and radiator.

BEDROOM TWO

With UPVC double glazed window to rear and radiator.

FAMILY BATHROOM

Fitted with a three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and screen. Tiled splashbacks and radiator.



OUTSIDE

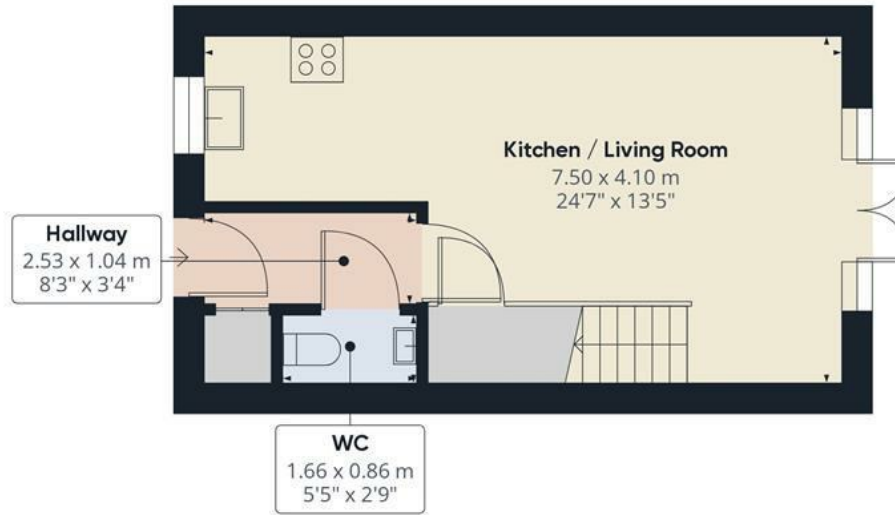
With off road parking to the front and allocated parking to the rear for two vehicles and an enclosed rear garden which is low maintenance with artificial grass and enclosed by timber fencing.

ADDITIONAL CHARGES

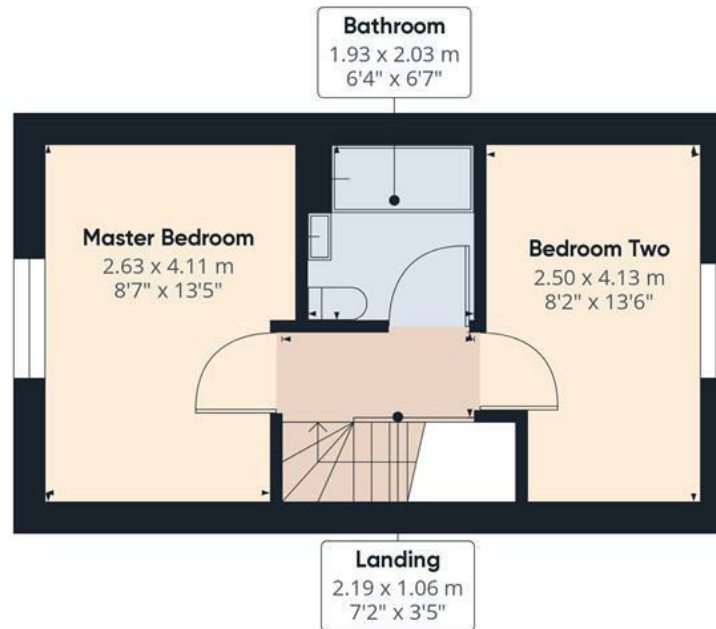
The vendor has informed Abode that there is a annual service charge of £78.90 per annum.







Floor 0



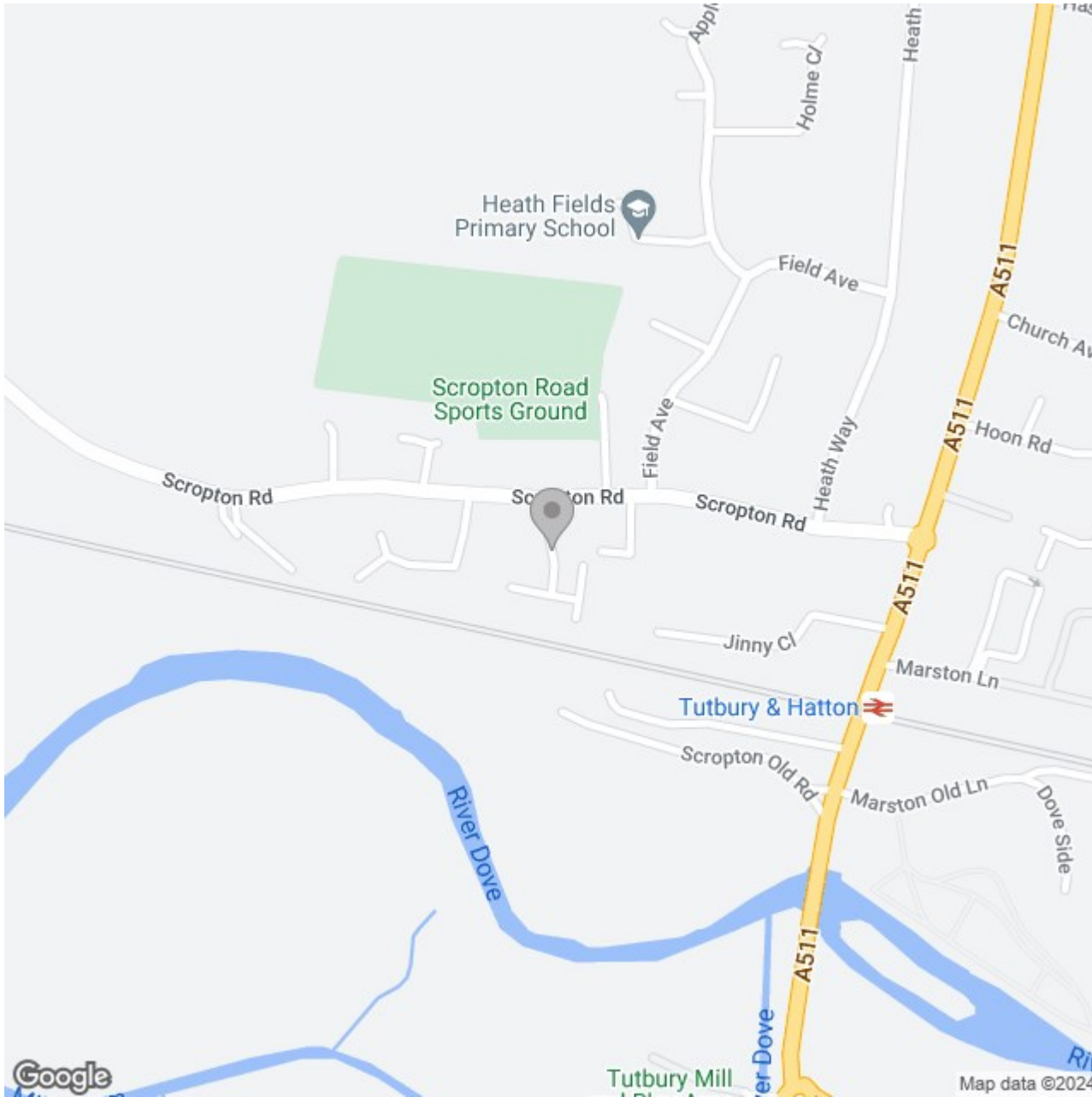
Floor 1

Approximate total area⁽¹⁾
58.31 m²
627.59 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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	