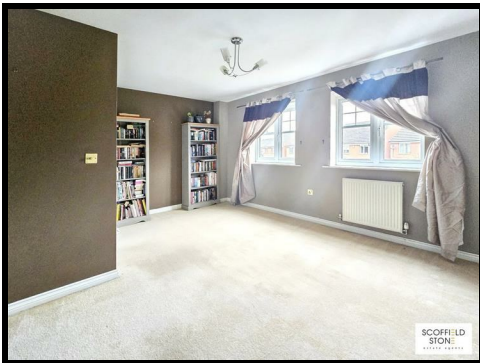




24 Clyde Street, Hilton, DE65 5ND

£225,000

Chain free three bedroom, three storey home in a quiet Hilton cul de sac in good condition, offering a large lounge, separate kitchen diner, ground floor bedroom and wc, principal bedroom with en suite, enclosed garden, driveway and integral garage.

Summary Description

Set in a quiet cul de sac a short walk from Hilton village centre, this well presented chain free three bedroom, three storey terraced home offers flexible space, private parking and an integral garage. The layout suits a range of buyers, with a ground floor bedroom or study and a convenient guest wc.

On the first floor a generous lounge spans the width of the house, creating an inviting everyday living space with natural light from twin windows. A separate kitchen diner provides good storage and worktop space, ideal for family meals and entertaining. Upstairs, the principal bedroom includes fitted storage and its own en suite shower room, while a further double bedroom is served by the family bathroom. Outside, the enclosed rear garden is mainly lawn with established borders, offering a safe and private setting for relaxing and play. An integral single garage and driveway provide useful storage and off road parking.

Hilton remains a popular South Derbyshire village with supermarkets, cafes, pubs and day to day services close by. Well regarded primary schools serve the area, with John Port Spencer Academy at Etwall for secondary education. Commuters benefit from excellent links to the A50, A38 and A516 for Derby, Burton and Uttoxeter, along with regular local bus services and nearby rail connections.

GROUND FLOOR

Entrance Hallway

Bedroom Three / Study

7'4" x 9'2" (2.24 x 2.81)



Cloakroom / WC

Garage

8'0" x 20'6" (2.46 x 6.25)

An integral single garage with light, power, metal up and over door and rear personnel door to garden.

FIRST FLOOR

Lounge

15'11" x 13'3" (4.86 x 4.06)



Kitchen/Diner

9'6" x 13'7" (2.91 x 4.16)



SECOND FLOOR

Principal Bedroom

13'10" x 10'7" (4.24 x 3.25)



Bathroom

6'4" x 5'10" (1.94 x 1.79)

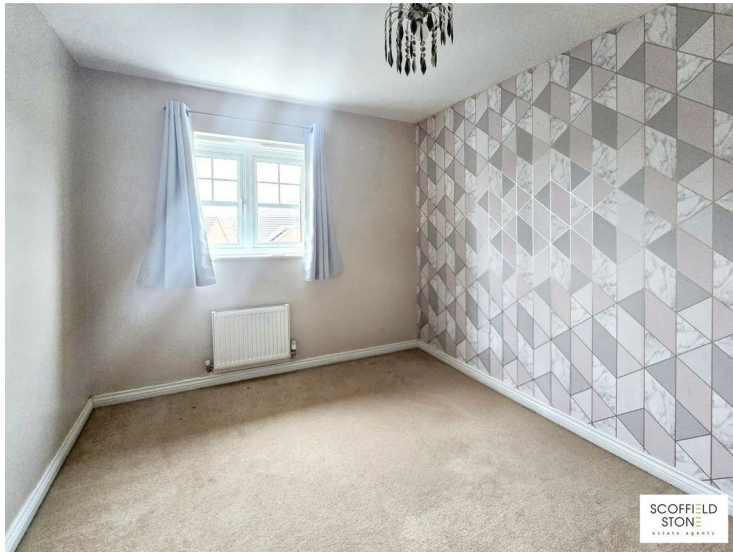


En Suite Shower Room

8'0" x 4'1" (2.44 x 1.25)

Bedroom Two

8'10" x 11'8" (2.71 x 3.58)



OUTSIDE

Frontage and Driveway

There is driveway parking immediately in front of the garage. You will also find an outdoor storage cupboard.

Rear Garden

To the rear you will find a modest enclosed garden with patio, lawn and some planting.

Material Information

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 3 bedrooms

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

The full online report can be found here:
<https://moverly.com/sale/X7WJbcSsQqdyUYWFJCbFN/view>

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words

///tucked.haunt.usual

Buying to Let?

Guide achievable rent price: £1200pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

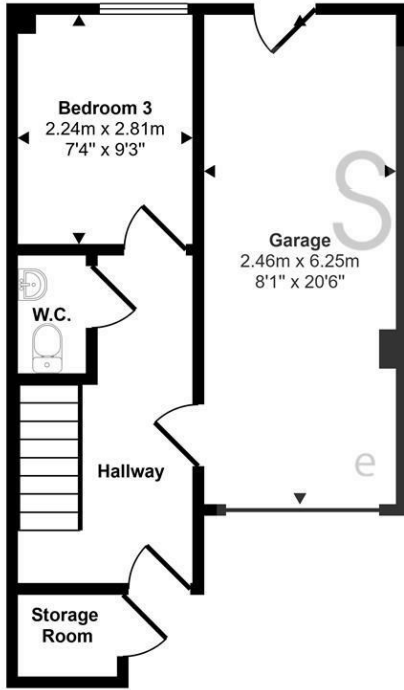
ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

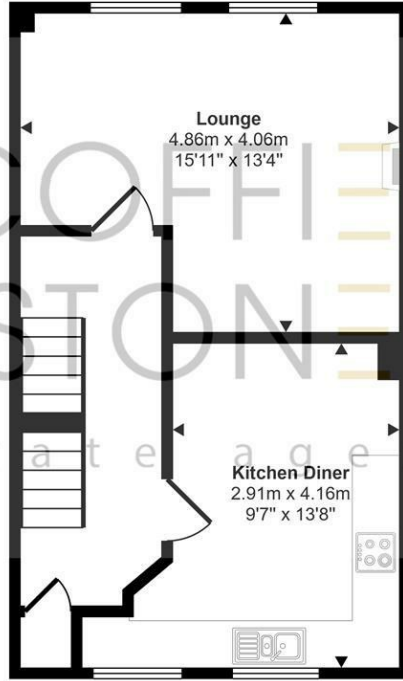


Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

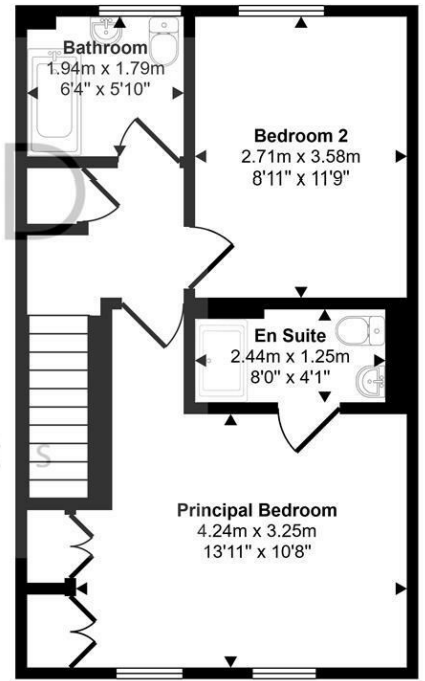
Approx Gross Internal Area
115 sq m / 1238 sq ft



Ground Floor
Approx 34 sq m / 367 sq ft



First Floor
Approx 41 sq m / 438 sq ft



Second Floor
Approx 40 sq m / 433 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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