

Property details **approval form**

77 Egginton Road, Hilton, Derby, Derbyshire, England, DE65 5FG

Date: 04 April 2025

Property Ref and Version: BUT209530 - 0001

Selling your home with us!



○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£220,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > TWO GOOD SIZED, DOUBLE BEDROOMS
- > SPACIOUS LOUNGE THAT RUNS THE LENGTH OF BUILDING
- > EXCESSIVE PLOT OF LAND
- > UNCAPPED POTENTIAL TO EXTEND CURRENT PROPERTY
- > UNCAPPED POTENTIAL TO BUILD ANOTHER PROPERTY
- > NO UPWARD CHAIN
- > CLOSE TO LOCAL AMENITIES

○ Short Description

TWO BEDROOM PROPERTY FINISHED TO A WONDERFUL STANDARD THROUGHOUT and situated in the HILTON area. Comprising of: LOUNGE, KITCHEN, FAMILY SHOWER ROOM and 2 DOUBLE BEDROOMS. Outside of the property is an EXCESSIVE PLOT OF LAND that offers UNCAPPED POTENTIAL OF EXTENDING OR BUILDING A PROPERTY.

○ Long Description

Burchell Edwards are delighted to market this 2 Bedroom End-Terraced family home. The property is situated on a lovely road in the Hilton area. The property itself is finished to a lovely standard throughout and boasts: a wonderful living room, a spacious kitchen, 2 double bedrooms and a modern, family shower room. To the exterior of the property is a large wrap around garden as the property is a corner plot. This garden offers a vast amount of space that works very well as an existing garden or as a plot of land that offers unlimited potential when it comes to extending the existing property or even the possibility of building another house alongside the current one. Viewing of this wonderful property is a must!

○ Directions

○ Agent Note

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○ Room Description

Entrance Hallway

Window to side elevation, central heating radiator and carpet.

Lounge

18' 4" x 11' 8" (5.59m x 3.56m)

Window to front elevation, door to rear elevation, central heating radiator and carpet.

Kitchen

12' 10" max x 9' 4" (3.91m max x 2.84m)

Window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator, pantry housing central heating boiler, space and plumbing for washing machine.

Landing

Window to side elevation, loft access via hatch and carpet.

Bedroom One

12' 3" max x 8' 11" (3.73m max x 2.72m)

Window to rear elevation, central heating radiator, carpet and integrated storage cupboard.

Bedroom Two

15' 10" x 9' 1" (4.83m x 2.77m)

Two windows to front elevation, central heating radiator and carpet.

Bathroom

Windows to rear and side elevations, wash hand basin, W.C, shower, central heating radiator and wooden flooring.

Front Garden

Patio area and lawned area.

Rear Garden

Large wrap around lawned garden.

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○ Property Images



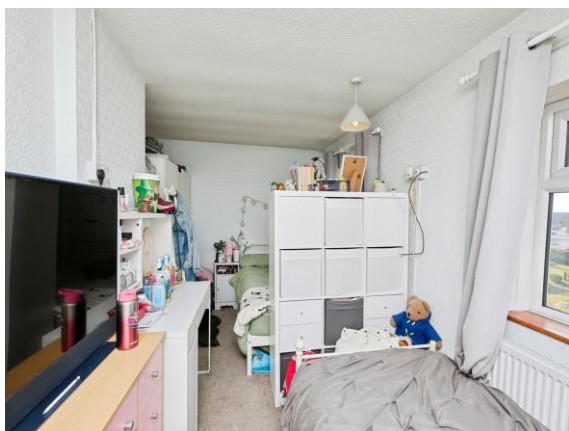
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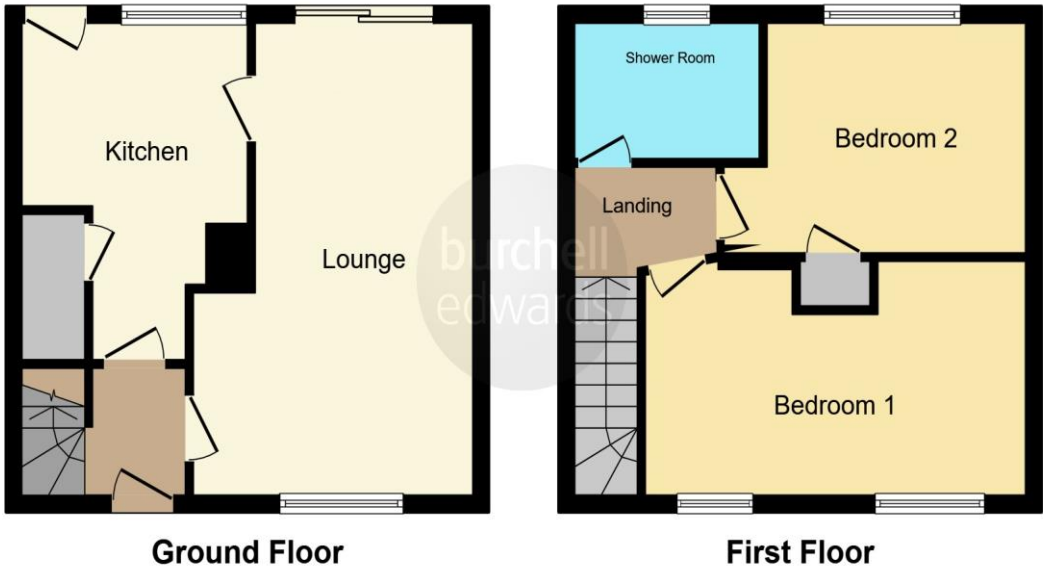
☐ **Property Images**



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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature		Date
Ashley Weighill	C Wells	4/4/25
Mr M.N. Amritt		