



2 Hattons Court
Derby, DE73 8HR
£255,000

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GREAT LOCATION, GREAT BUY, THIS ONE TICKS ALL THE BOXES, please call the dedicated sales team at LIZ MILSOM PROPERTIES - TO BOOK YOUR VIEWING.

**** ATTENTION FIRST TIME BUYERS **** This two bedroom town house, situated in a quiet courtyard on the fringe of the popular market town of Melbourne would make an ideal investment or first-time buy. The property briefly comprises: an enclosed entrance porch, lounge, stylish refitted breakfast kitchen, two double bedrooms with fitted wardrobe storage and stylish three-piece bathroom. The property also benefits from an enclosed delightful private rear garden and patio area , which is NOT OVERLOOKED. A single garage is available en bloc with driveway for 2 vehicles. EPC rating C - Council Tax Band B, **MUST BE VIEWED!**

- Great village location - Motivated seller
- Beautifully maintained & appointed
- Cosy Living Room
- Modern family bathroom with shower
- Popular courtyard position
- Attractive 2 bedroomed Starter Home
- Splendid fitted Breakfast Kitchen
- 2 generous sized Bedrooms
- Single garage, 2 parking spaces
- Delightful private rear garden.



Location

Perfectly positioned in a small courtyard development just off Hope Street, you can really enjoy the lifestyle that living in Melbourne offers, being within easy walking distance of all Melbourne's excellent local shops including Sainsbury's convenience store, independent food shops, delicatessens, coffee shops, restaurants and pubs. Melbourne is also well placed for ease of access into Derby city centre (8 miles) and the midlands motorway network with the A38, A50, M42 & M1 all within 10 minutes drive, together with East Midlands airport and East Midlands Parkway railway station.

Accommodation in Detail:-

Enclosed Entrance Porch

Enclosed Entrance Porch - An enclosed entrance porch with a composite double glazed front door with a glazed internal door leading to the:-

Cosy Lounge

13'5" x 12'2" (4.09m x 3.71m)
Located to the front of the property, being tastefully decorated with a traditional beamed ceiling, decorative wall light fittings and white washed laminate floor. Central heating radiator, TV point and stairs rising to the first floor accommodation. A glazed internal door leads onto:-

Fitted Breakfast Kitchen

13'5" x 7'8" (4.09m x 2.34m)
Having an excellent range of on trend, wall mounted and floor mounted units with matching base and drawer units, inset sink with mixer tap matching drainer and contrasting roll-edged worktops. Electric halogen four-ring hob with oven/grille black tinted glass splashback with matching extractor over. Integrated appliance installed:- built-in microwave, dishwasher, washing machine, fridge and freezer. There is a fitted breakfast bar area, decorative wall lighting and a useful under-stairs storage cupboard perfect for Hoover, ironing board etc, attractive part tiled splashback's and a UPVC double glazed window overlooking the delightful rear garden and UPVC double glazed French doors providing plenty of natural light and leading out.

First floor & Landing

Landing - Loft access hatch and doors leading to the bedrooms and bathroom.

Great sized double Bedroom One

13'5" x 9'9" (4.09m x 2.97m)
Recently fitted with wardrobes, matching drawer units and dressing area with matching side tables. White washed laminate floor with two UPVC double glazed windows to the front elevation. One radiator and a further cupboard providing further storage and shelving.

Generous Bedroom Two

10'1" x 7'3" (3.09m x 2.23m)
Having an excellent range of fitted wardrobes, matching drawer units and dressing area with matching side tables. White washed laminate floor with two UPVC double glazed windows providing plenty of natural light, radiator and a further deep cupboard providing further storage and shelving.

Modern fitted Bathroom

6'3" x 5'10" (1.91m x 1.78m)
A three-piece suite comprising:- toilet, pedestal mounted wash hand basin with mixer tap over, panelled bath with mixer tap, Mira electric shower over and glazed shower screen. Fully tiled splashback's, UPVC double glazed window to the rear elevation and a stylish upright central heating radiator.

Outside

Occupying a quiet courtyard setting, the property is set back from the road, with a brick walled boundary and attractive block paving and path leading to the front entrance door.

Enbloc - Single Garage

Adjacent to the property there is a block of three garages, the one to this property is the middle one with the white garage up and over door.

Delightful rear garden

A westerly facing delightful rear garden which is not overlooked having a brick-built retaining wall and steps leading to an extensive slated patio area being mainly laid to lawn, fenced boundaries and a timber gate to the side providing access to the side entry leading to the front of the property.

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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Available:
9.00 am – 5.30 pm Monday - Thursday
9.00 am - 5.00 pm Friday
9.00 am – 2.00 pm Saturday
Closed - Sunday

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Making An Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage

Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

Property to Sell? Then why pay more?....

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Measurements

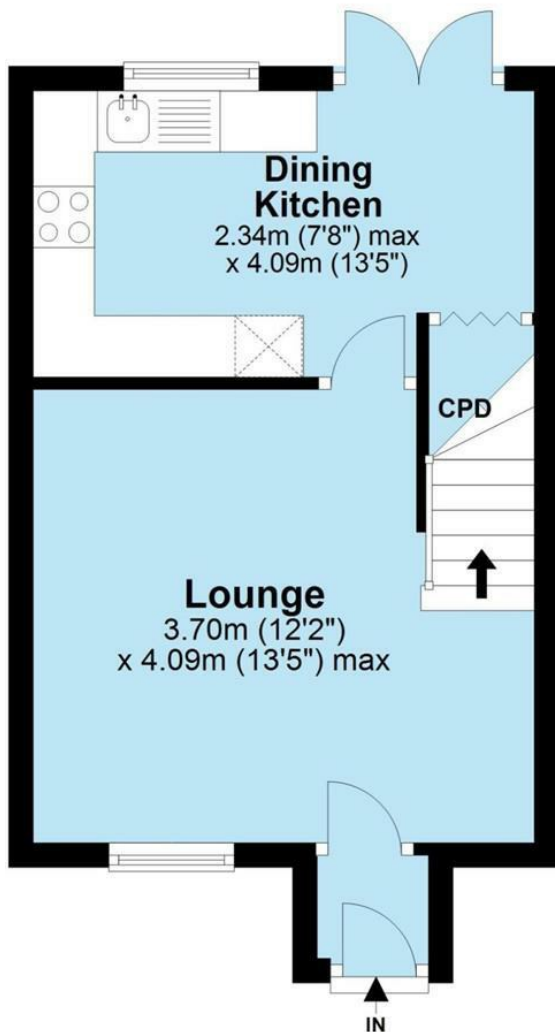
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

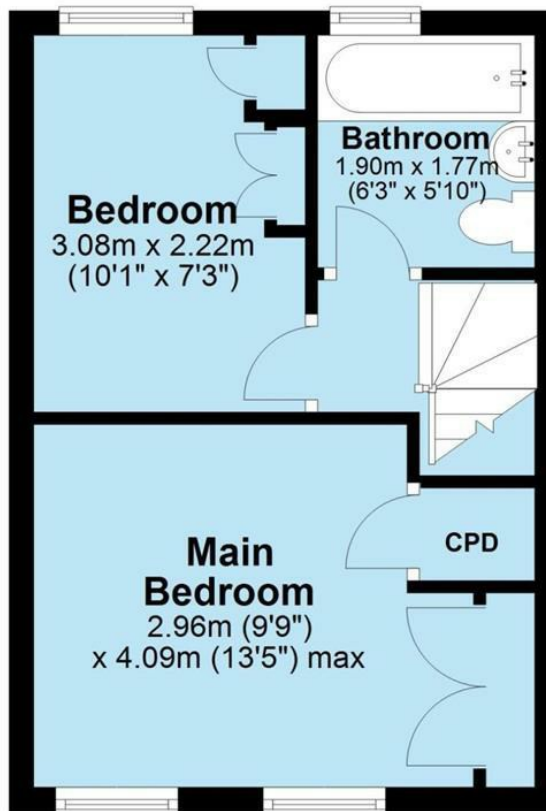
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Ground Floor



First Floor



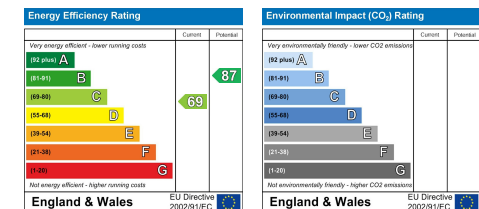
Directions

For SAT NAV purposes use DE73 8HR.

Total area: approx. 51.1 sq. metres (549.6 sq. feet)

Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



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COUNCIL TAX

Band: B

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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