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# 12 Rother Close, Derby, DE65 5LQ
# Offers in excess of £175,000

Goodmove present this two-bedroom detached coach house on Rother Close, Hilton, Derby, DE65.

The accommodation comprises a private entrance hallway leading to the first floor, where there is a spacious open-plan kitchen and lounge with French doors opening onto a Juliet balcony, two bedrooms and a contemporary bathroom with a shower over the bath.

The ground floor benefits from a partially converted garage, currently utilised as a home bar and entertainment area, with additional storage space. Externally, the property enjoys an enclosed decked garden with a leafy backdrop and off-road parking.

Hilton offers an excellent range of local amenities, including supermarkets, convenience stores, cafés, pubs, primary schools and a pharmacy. The property is conveniently positioned for access to the A50, A38 and M1, providing excellent commuter links to Derby, Burton upon Trent and Nottingham. Regular local bus services and nearby railway stations at Tutbury & Hatton and Willington provide further transport options.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.





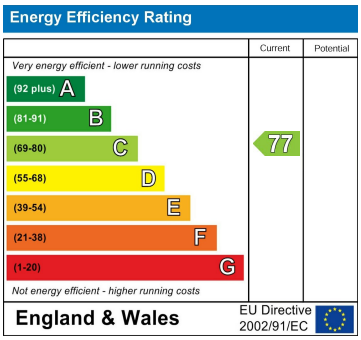


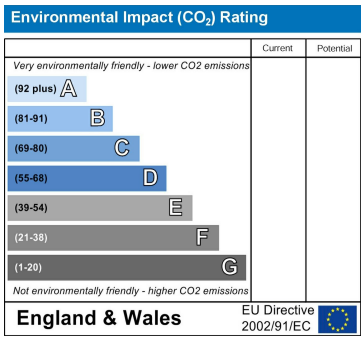
## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.







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