



**** Cul De Sac Location ** No Upward Chain ** 2 Bedrooms *****

A well-presented mid-townhouse property set within a delightful cul-de-sac position in the heart of Hatton village, offered for sale with no upper chain and immediate vacant possession.

The accommodation includes a lounge to the front elevation, open-plan dining kitchen with French patio doors opening onto the enclosed rear garden, two well-proportioned bedrooms and a centrally positioned bathroom.

Outside, the property benefits from an enclosed rear garden with gated access and an allocated parking area. Ideal for first-time buyers or investors, the home is conveniently located close to village amenities and within easy reach of the A50 and A38 road networks.

The Accommodation

A well-presented mid-townhouse property set within a delightful cul-de-sac position in the heart of Hatton village, offering an ideal opportunity for first-time buyers or investors alike. The home is approached via a front garden with pathway leading to an open porch and double-glazed entrance door which opens directly into the lounge positioned on the front elevation.

The lounge benefits from a UPVC double-glazed window, electric storage heater and staircase rising off to the first-floor accommodation. Positioned across the rear aspect of the home is a spacious open-plan dining kitchen, enjoying UPVC double-glazed French patio doors opening out onto the enclosed rear garden, along with a wall-mounted electric heater. The kitchen area incorporates a selection of fitted base cupboards and drawers with matching eye-level wall units, built-in oven with four-ring electric hob, stainless-steel single drainer sink unit set below a UPVC double-glazed window overlooking the garden, and concealed integrated dishwasher and washing machine. There is also the benefit of a useful understairs storage cupboard.

To the first floor, the landing provides access to two bedrooms and the bathroom. The master bedroom is positioned to the rear elevation with UPVC double-glazed window, built-in double wardrobe and electric storage heater. The second bedroom is located to the front aspect, again benefiting from a UPVC double-glazed window, built-in wardrobe and electric heater. The centrally positioned bathroom is fitted with a three-piece white suite comprising WC, hand-wash basin and panelled bath with electric shower over, with an airing cupboard housing the hot-water immersion heater and access to the loft space.

Outside, the property benefits from an enclosed rear garden with gated access, leading to an allocated parking area off shared access. The home is offered for sale with no upper chain and immediate vacant possession.

Hatton village offers a wealth of local amenities including shops, conveniences, pharmacy and public houses, whilst being within easy reach of the A50 and A38 road networks, providing excellent commuter links. All internal viewings are strictly by appointment only.

Lounge

12'8 x 12'6

Kitchen Diner

12'6 x 9'0

Bedroom One

12'6 x 9'3

Bedroom Two

12'6 x 7'3

Bathroom

9'7 x 4'10

Front & Rear Garden

Property construction: Standard

Parking: Drive located off shared access

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric Room Heaters

Council Tax Band: B

Local Authority: South Derbyshire Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

An on-site management fee may apply to all modern or new developments.

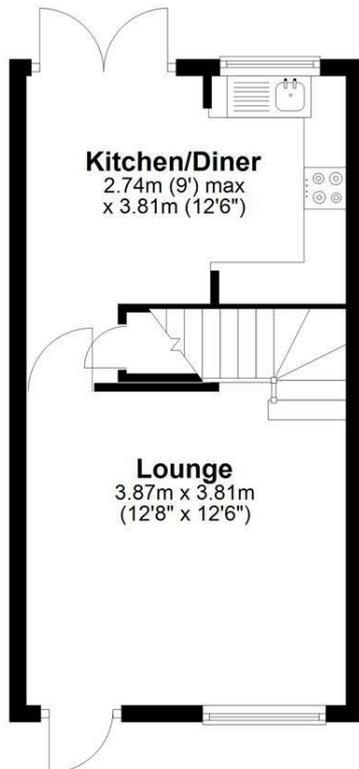
Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. The image used of the bathroom is an older image and the details within are to be used as a guide to layout only and condition may vary from what the image depicts, a viewing is essential to satisfy yourself as to the condition of the room.

Draft details awaiting vendor approval and subject to change

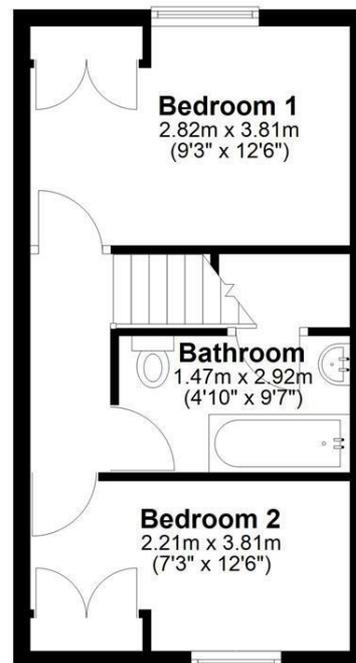




Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.



Council Tax Band B Freehold

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>