



Grace Estate Agents are delighted to market this three-bedroom property on Hilton Road, requiring full refurbishment, offering excellent potential for buyers looking to create a home to their own specification.

The property features three generously sized bedrooms, providing plenty of space for a family or those seeking flexible accommodation. There is also a conservatory, overlooking the property's large rear garden, which offers considerable outdoor space and further potential for improvement.

Externally, the property benefits from off-road parking for at least two vehicles, a valuable feature for families and commuters alike.

Although the property requires full refurbishment, its generous room sizes, substantial garden and parking make it an exciting project with the potential to create a spacious and attractive family home.



Porch

Welcoming entrance providing shelter and access to the home.

Entrance Hall

Spacious entrance with access to principal rooms.

Lounge/Diner

13'4" x 12'5" (4.08m x 3.79m)

Generous reception room offering flexible living and dining space. Doors out to conservatory. Storage cupboard to front aspect. Gas radiator to rear aspect. Wood effect flooring.



Conservatory

11'6" x 9'4" (3.51m x 2.87m)

Bright additional reception room overlooking the generous rear garden. Tile effect floor. Doors to side aspect into garden.





Kitchen

9'5" x 8'0" (2.89m x 2.45m)

Matching eye level and base units. Window to side aspect, with access to bathroom and rear garden. Stainless steel sink with mixer tap.

Bathroom

5'10" x 4'11" (1.80m x 1.50m)

Ground-floor family bathroom. Window to side aspect. Matching bath and pedestal sink.



WC

Separate WC with window to front aspect. Ceramic toilet.

Landing

Central landing providing access to all bedrooms.

Master Bedroom

12'3" x 8'11" (3.75m x 2.74m)

Master bedroom, window to rear aspect overlooking garden, gas radiator below.

Bedroom Two

10'6" x 9'2" (3.22m x 2.81m)

Second bedroom, window to rear aspect, gas radiator below. Carpet flooring.

Bedroom Three

9'8" x 7'8" (2.97m x 2.34m)

Third Bedroom, window to front aspect, gas radiator below. Carpet flooring.

General

1,306 sq ft total floor area, three bedrooms, generous lounge/diner, conservatory and large garden

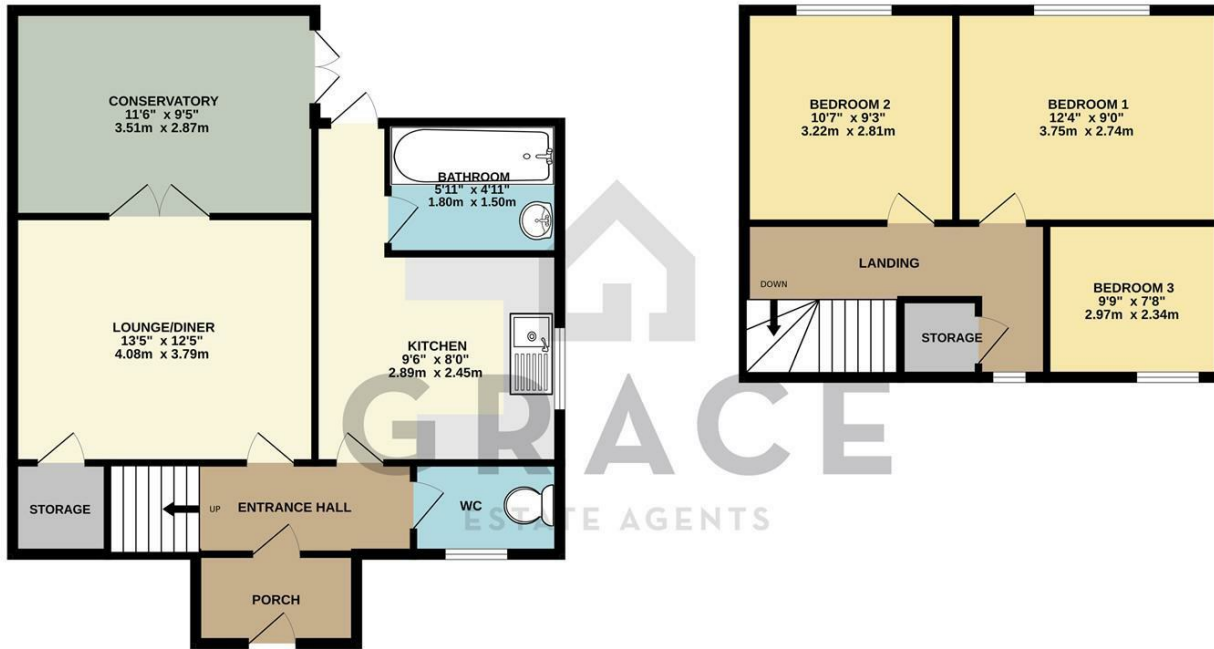
Garden

Very large rear garden with scope for personalisation.



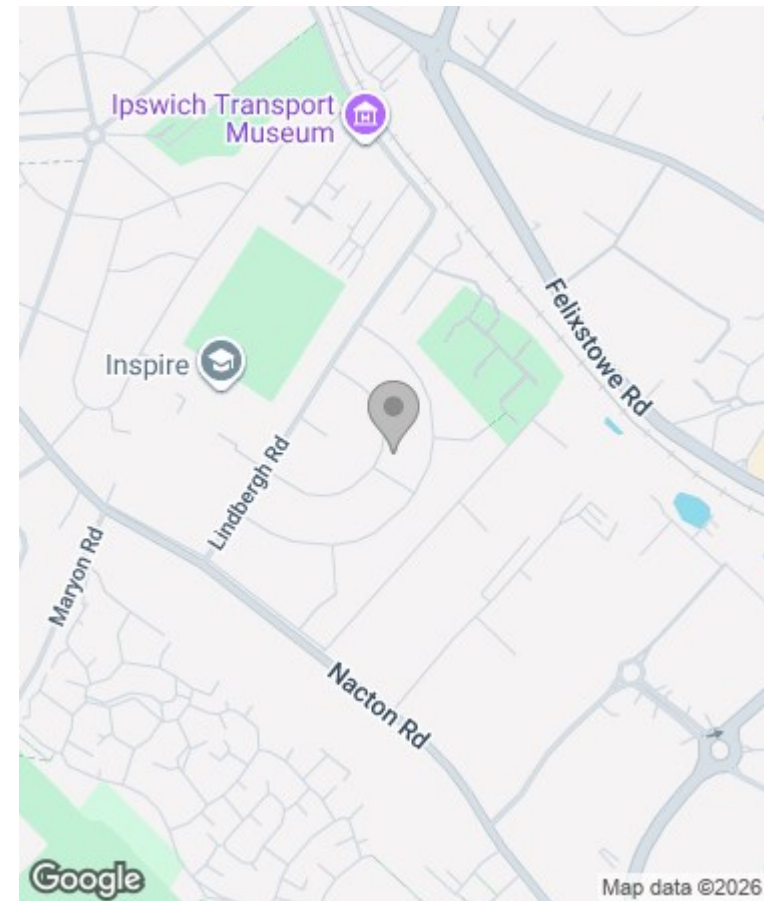
GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.

1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1306 sq.ft. (121.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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