ABODE
SALES & LETTINGS

Clayton Gardens, Hatton, Derbyshire, DE65 5EB

Offers In The Region Of £140,000

https://www.abodemidlands.co.uk

*NO UPWARD CHAIN**

ABODE are pleased to offer this two bedroom ground floor maisonette situated in Hatton which has great local road links and easy access to Burton and Derby.

This is a great opportunity to secure a beautiful property in a much sought after location which offers superb local amenities including schooling and leisure activities.

In brief, the accommodation provides - Fully fitted kitchen with a great selection of wall and base units. Large living area. Two bedrooms, one double in size and one single. These rooms are serviced by a jack and jill family bathroom which is a four piece suite.

To the frontage there is off road parking for one car and visitor spaces.

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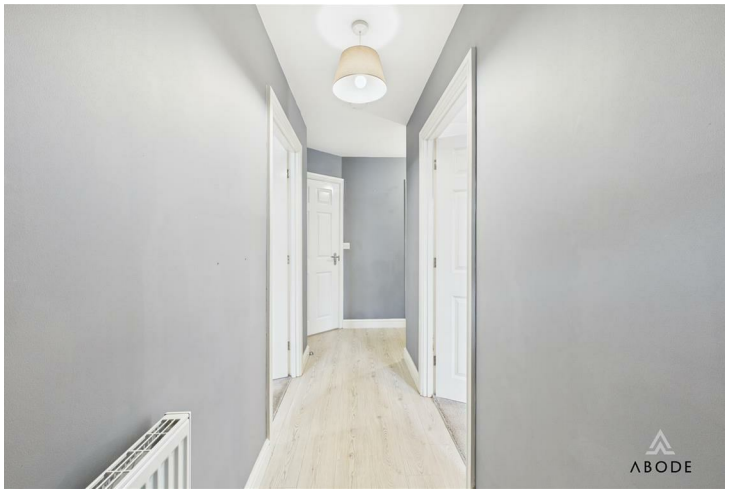
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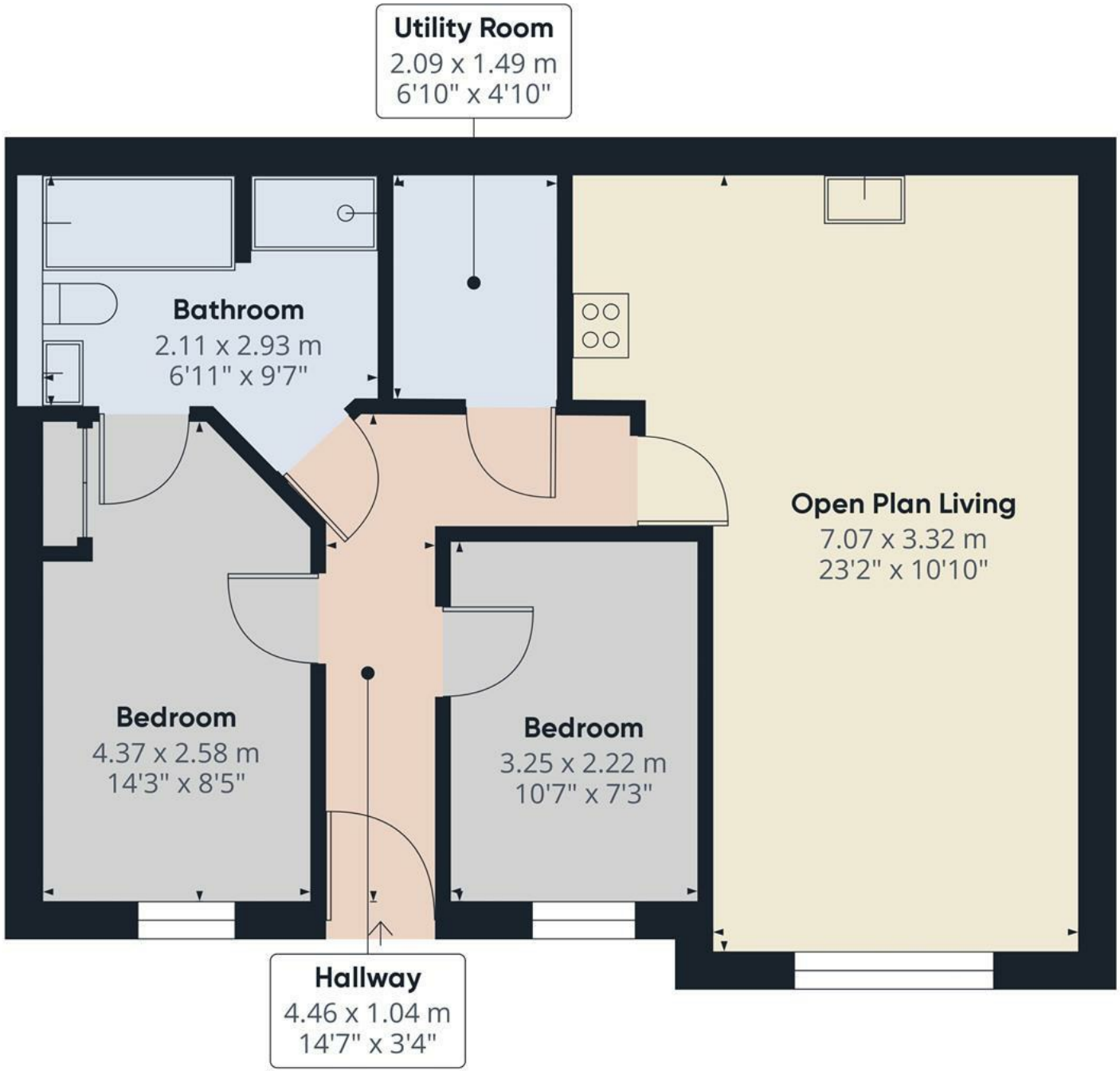

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Approximate total area(1)

62.17 m²

669.21 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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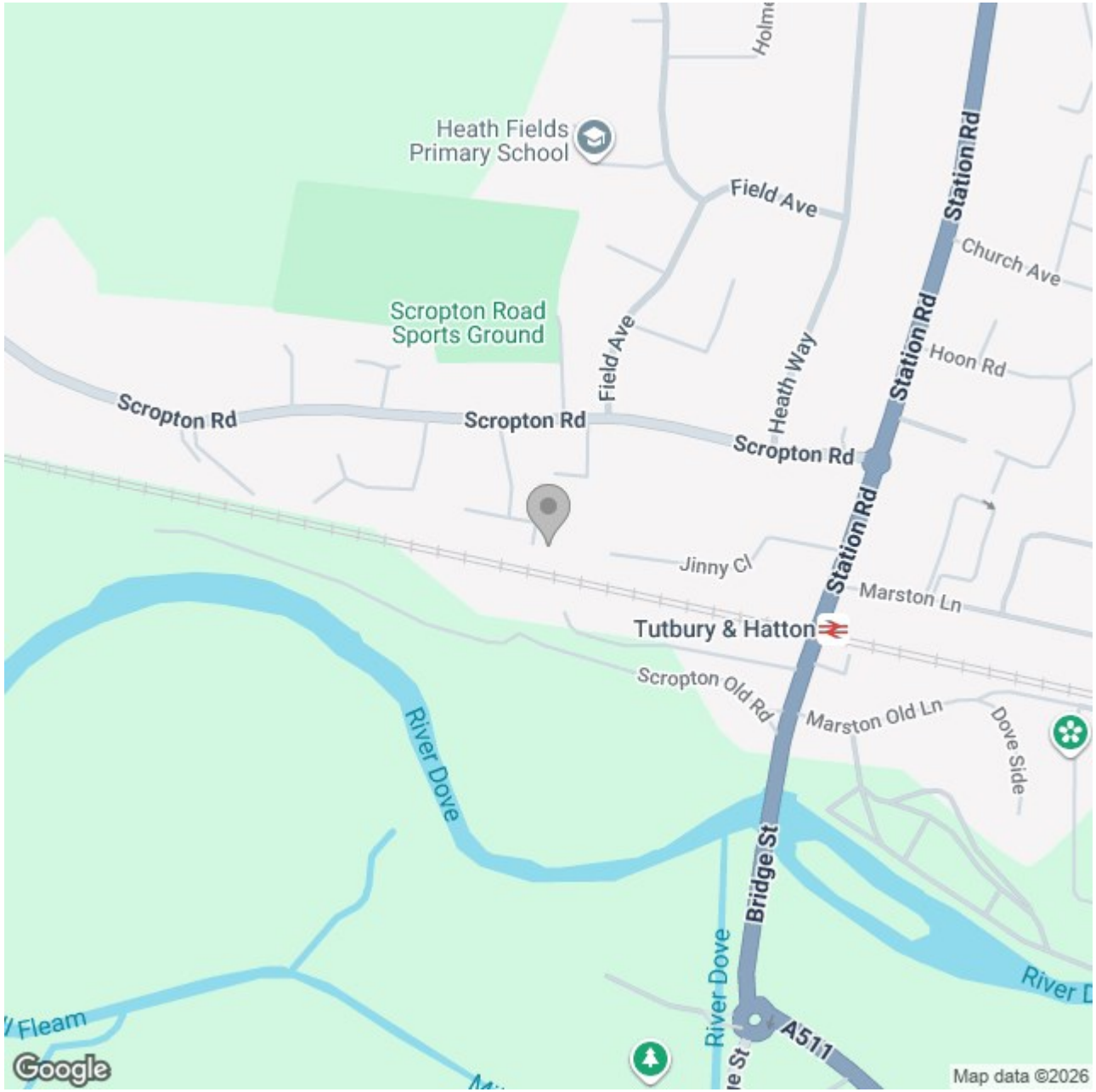

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.