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Let by



2 Clyde Street, Hilton, Derby, DE65 5ND

£1,200 PCM

Available from Mid November, this well presented three bedroom semi detached home in Hilton offers comfortable accommodation, including a spacious lounge, kitchen diner, conservatory, principal bedroom with en suite and family bathroom. With a double driveway, garage and convenient village amenities, it offers excellent everyday practicality.

EPC: 73 (C). Council Tax Band: C. Deposit £1380, which includes a Holding Deposit of £270 which will go towards the successful applicants first month rent. There is a deposit replacement option as an alternative please ask us for more details.

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2 Clyde Street, Hilton, Derby, DE65 5ND

FULL DESCRIPTION

Situated within an established residential development in the popular South Derbyshire village of Hilton, 2 Clyde Street is a well presented three bedroom semi detached home, available to rent from 20 November 2026. Offering approximately 86 square metres (928 square feet) of internal accommodation, the property provides a practical layout suited to families, couples and professionals seeking a comfortable home with convenient access to Derby and Burton upon Trent. A double driveway and single garage provide useful off road parking and storage.

The ground floor features a welcoming entrance hallway, guest cloakroom and a comfortable lounge offering plenty of space for everyday relaxation. To the rear, the kitchen diner provides a practical setting for cooking and family meals, with a conservatory offering additional versatile space overlooking the garden. Upstairs, there are three bedrooms, including a principal bedroom with its own en suite shower room, alongside a family bathroom. The accommodation is complemented by neutral decoration, modern bathroom fittings and a combination of carpeted and hard flooring, creating a home that is both attractive and practical for everyday living.

Hilton is a well established village with a good selection of everyday amenities, including supermarkets, independent shops, cafés, public houses, a medical centre and recreational facilities. Families have access to local primary education at Hilton Primary School and The Mease Spencer Academy, with secondary schooling available at John Port Spencer Academy in nearby Etwall, subject to admission arrangements. The village benefits from convenient access to the A50 and A38 road networks, making Derby, Burton upon Trent and surrounding employment centres readily accessible. Regular bus services also connect Hilton with Derby and Burton, offering a practical alternative for commuters.

Entrance Hallway

Guest Cloakroom
4'5" x 3'3" (1.35 x 1.00)

Kitchen Diner
15'10" x 13'1" (4.83 x 3.99)

Lounge
10'0" x 15'8" (3.06 x 4.78)

Stairs and Landing

Bedroom One
11'5" x 9'3" (3.49 x 2.84)

En-Suite
5'9" x 6'11" (1.77 x 2.12)

Bedroom Two

Bedroom Three
6'7" x 7'7" (2.03 x 2.33)

Bathroom
5'8" x 6'0" (1.73 x 1.85)

Conservatory
12'8" x 9'5" (3.88 x 2.88)

Driveway and Garage

Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Images may be AI staged.

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Material Information

Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: C
Monthly rent: £1,200

The building
End-terrace house, standard construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None

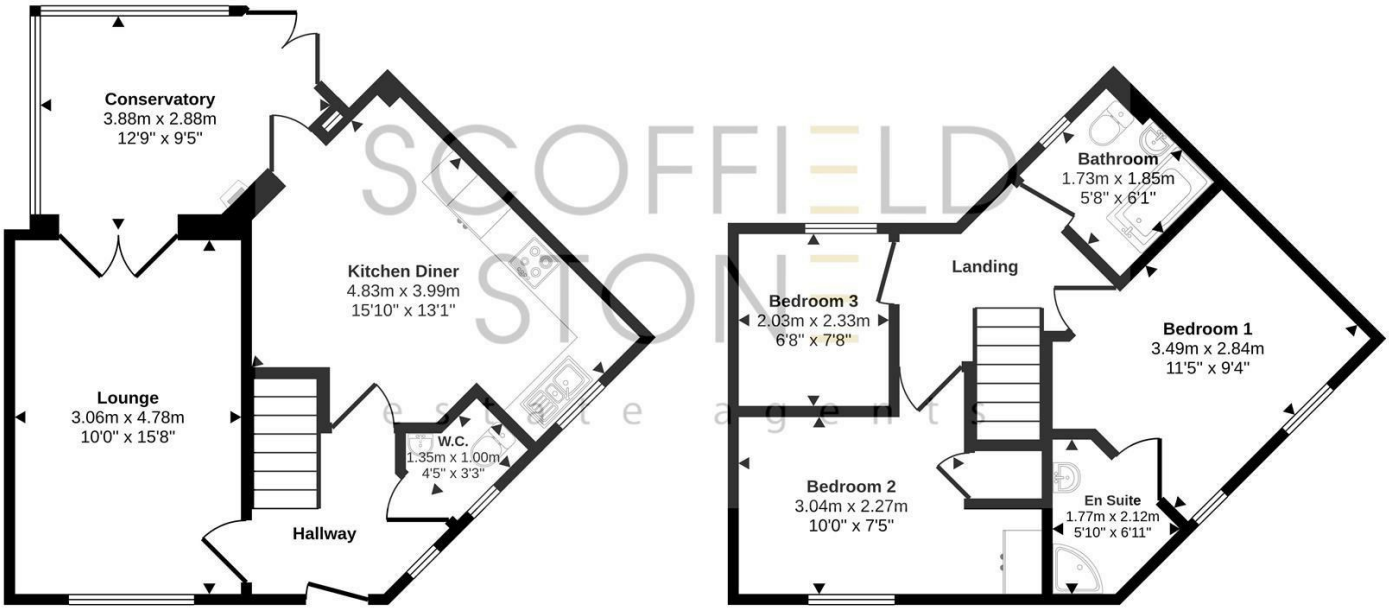
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three good, EE good
Parking: Private, Garage En Bloc, Driveway, Allocated, Garage, and Off Street
Not in a controlled parking zone
Disabled parking available
EV charging point installed

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approx Gross Internal Area
86 sq m / 928 sq ft

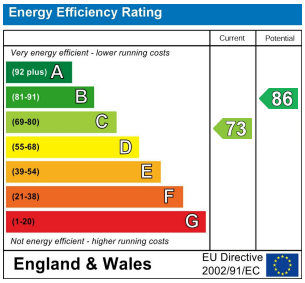


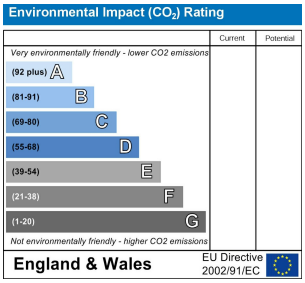
Ground Floor
Approx 48 sq m / 521 sq ft

First Floor
Approx 38 sq m / 408 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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