

Nene Way, Hilton

aksresidential.com

Offers in the region of
£210,000



This property at a glance:



Watch the video



Nene Way, Hilton



Sam says:

"This property would make a fantastic first home or investment. I love the bedroom sizes and the bathroom is much larger than average. The garage and driveway parking is a bonus for townhouse and there is access to the back garden via a path rather than being land-locked, again a great benefit. This home would also suit a small family being in a great location of Hilton in close proximity to the schools and all local amenities."



Nene Way, Hilton



Did you spot...

The Juliet balcony from the bedroom onto the garden?



A message from the seller:

"This house had been a rental for many years so it's a real good investment property but before that it was my first home and I love it. Your first home always is sentimental! The rooms are versatile and it's in a good spot where you don't feel boxed in. Many of the original neighbours are still living on the street."



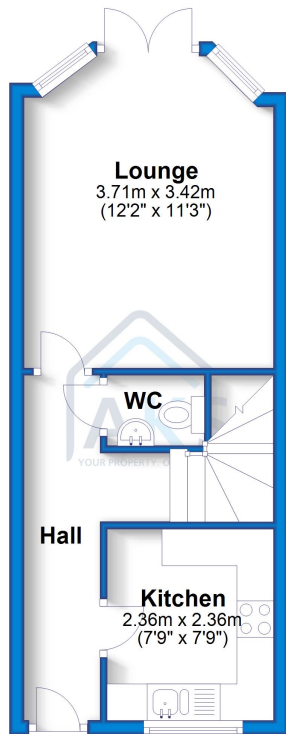
Floor Plan



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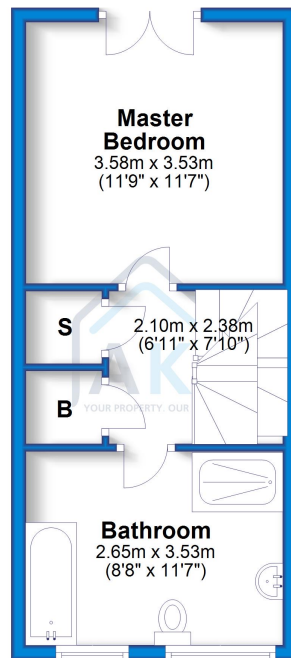
Ground Floor

Approx. 30.0 sq. metres (323.1 sq. feet)



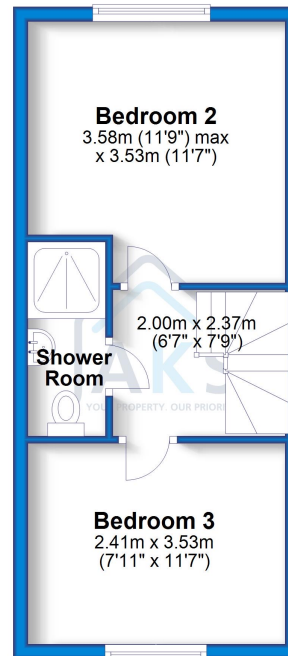
First Floor

Approx. 30.1 sq. metres (323.8 sq. feet)



Second Floor

Approx. 28.9 sq. metres (311.5 sq. feet)

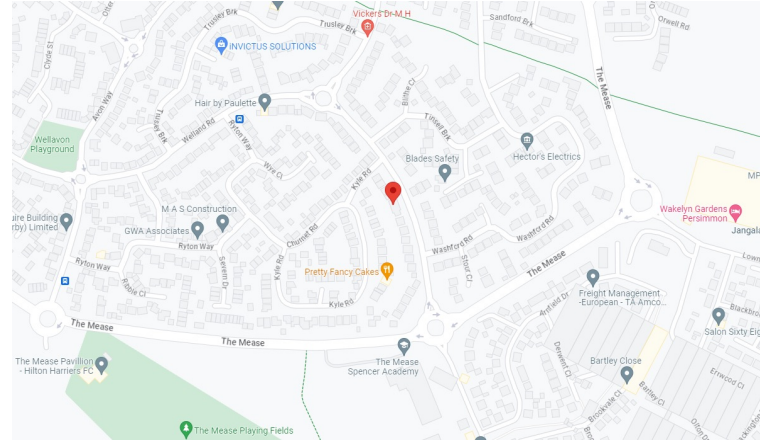


Total area: approx. 89.0 sq. metres (958.5 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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Key Features:

- Garage and driveway parking
- Total area approx. 1,012 sq. feet
- Three great sized bedrooms
- Landscaped garden
- No upward chain
- Tenure: freehold
- EPC rating: C



About the area:

Within Hilton there are plenty of essential amenities including, a doctors with two pharmacies, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several hair and beauty salons, a bakery, pubs around the village, a village hall and a number of play areas for children. To the back of the village hall there is a skate park, football pitches and a tennis/football court. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



Schools:

There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call **01332 30 30 30**

[Click here](#) to watch the property video

