

Otter Street, Hilton

aksresidential.com

Offers in the region of
£125,000



This property at a glance:



Watch the video



Otter Street, Hilton



Sam says:

"This is a really lovely apartment, with a great sized lounge that opens up and extends out into a hexagonal shape with a juliet balcony. This then leads through some double doors into the kitchen. The two bedrooms are a great size and bedroom one has fitted wardrobes. There is then a bathroom with a bath, overhead shower, wash basin and WC. The hallway is a great size with plenty of space for coats and shoe storage!"



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Did you spot...

The two Juliet balconies



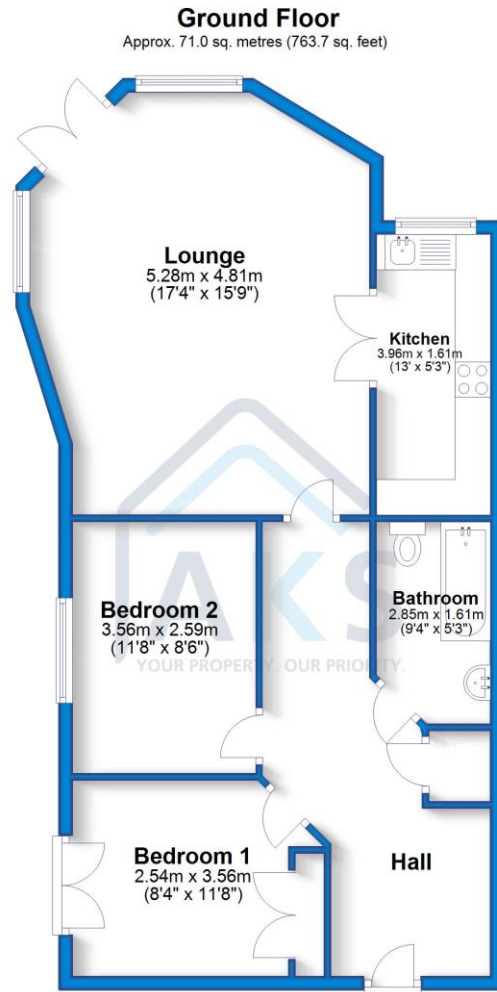
A message from the seller:

"Welcome to our home! It is with a sad heart that we have decided to sell this beautiful home, but due to circumstances and a Labrador, it is time to sell. It is a delightful home, full of natural light and surprisingly spacious. It's situation in the heart of the village would suit any new buyer, having a variety of school, shops, pubs and parks all within a few minutes walk. We're sure you'll be very happy living here."





Floor Plan



Total area: approx. 71.0 sq. metres (763.7 sq. feet)



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Energy Performance Certificate

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | 70 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



200+ 5 star Google Reviews



Key Features:

- Allocated parking
- Two bedrooms
- Fantastic sized lounge
- Two Juliet balconies
- Great location
- Top floor apartment
- No upward chain



About the area:

Within Hilton there are also 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:

The village of Hilton is a fantastic family village and has something for everyone in the family. 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

