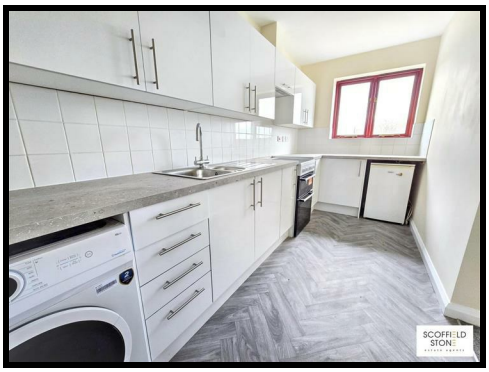
SCOFFIELD STONE
estate agents









14 Witham Close, Hilton, DE65 5JR

£99,950

Chain free and centrally located in Hilton, this two bedroom first floor apartment offers 68 square metres (734 square feet) of accommodation, generous room sizes, allocated parking, and immediate access to village amenities. An ideal first purchase, downsize, or buy to let investment opportunity.

Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

14 Witham Close, Hilton, DE65 5JR

Summary Description

Located within the Witham Close shopping precinct in the heart of Hilton, Derbyshire, this chain free two bedroom first floor apartment presents an excellent opportunity for first time buyers, downsizers or buy to let investors seeking a well placed village home. Offered for sale on a leasehold basis, the property is positioned above a beauty salon and benefits from generous room sizes, a practical layout, and the convenience of local amenities just a short walk away. Internally, the accommodation includes an entrance hall with stairs and landing, a spacious lounge diner, a fitted kitchen, two bedrooms, and a bathroom. With 68 square metres (734 square feet) of living space, this is a smart and accessible apartment in a central village location.

Key features include a comfortable lounge diner with front facing window, a fitted kitchen with gloss white units, stone effect worktops and tiled splashbacks, plus two well proportioned bedrooms positioned to the rear. The bathroom is fitted with a three piece white suite, while a useful walk in storage cupboard on the landing houses the Glowworm combination gas boiler. The overall layout is straightforward and practical, making the property easy to maintain and well suited to everyday living. Outside, the apartment benefits from one allocated parking space to the rear, adding further convenience for owners and visitors alike. The added advantage of no onward chain may also appeal to buyers looking for a smoother purchase.

Hilton remains one of South Derbyshire's most popular villages, offering a wide range of everyday amenities including shops, cafes, takeaways, supermarkets, healthcare services and schooling for various age groups. The property's central position makes it especially convenient for access to village facilities. There are regular transport links nearby, with easy access to the A50, A38 and M1, making travel to Derby, Burton upon Trent, Uttoxeter and beyond straightforward. This location is likely to appeal to buyers looking for village living with strong commuter connections.

Entrance to:-

Hallway/Stairs/Landing

8'10 x 11'7 (2.69m x 3.53m)

Carpeted, part obscure glazed timber door, walk in storage cupboard with wall mounted Glowworm combination gas boiler.

Lounge/Diner

12'4 x 16'4 (3.76m x 4.98m)



Carpeted, front aspect wooden framed double glazed window, radiator, tv and telephone point.

Kitchen

5'10 x 15'5 (1.78m x 4.70m)



Having herringbone effect cushion flooring, front aspect wooden framed double glazed window, fitted wall and floor units to gloss white with stone effect worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, under counter space and plumbing for appliances.

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Bedroom One
9'3 x 16'2 (2.82m x 4.93m)



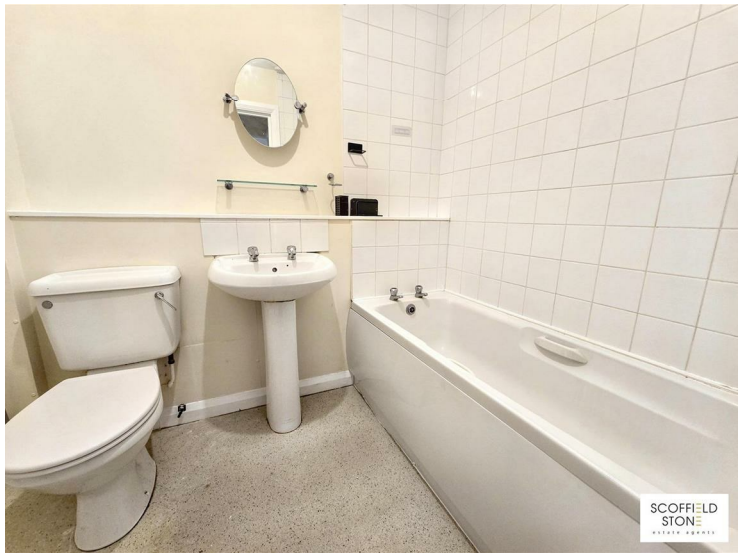
Carpeted, rear aspect wooden framed double glazed window with secondary glazing, radiator.

Bedroom Two
8'10 x 10'9 (2.69m x 3.28m)



Carpeted, rear aspect upvc double glazed window, radiator.

Bathroom
5'3 x 7'0 (1.60m x 2.13m)



Having three piece white bathroom suite comprising low flush wc, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps, tiled splashbacks, radiator.

OUTSIDE
Car parking is provided by one allocated space to the rear of the property.

Material Information
Verified Material Information

Council Tax band: A
Tenure: Leasehold
Service Charge is estimated at £1,135 per annum.
There is no Ground Rent.
There is no existing lease, this will be the grant of a new lease.
Guide of 150 years, this is negotiable.
Property type: Apartment
Energy Performance rating:
Number and types of room: 2 bedrooms, 1 bathroom, 1 receptions
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed. The system was installed on 22 Oct 2014.
Heating features: Double glazing
Broadband: TBC
Mobile coverage: O2 - OK, Vodafone - Poor, Three - Good, EE - Good
Parking: Allocated parking
Is the property in a controlled parking zone or within a local authority parking scheme? Yes
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No

Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

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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.

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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £800pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

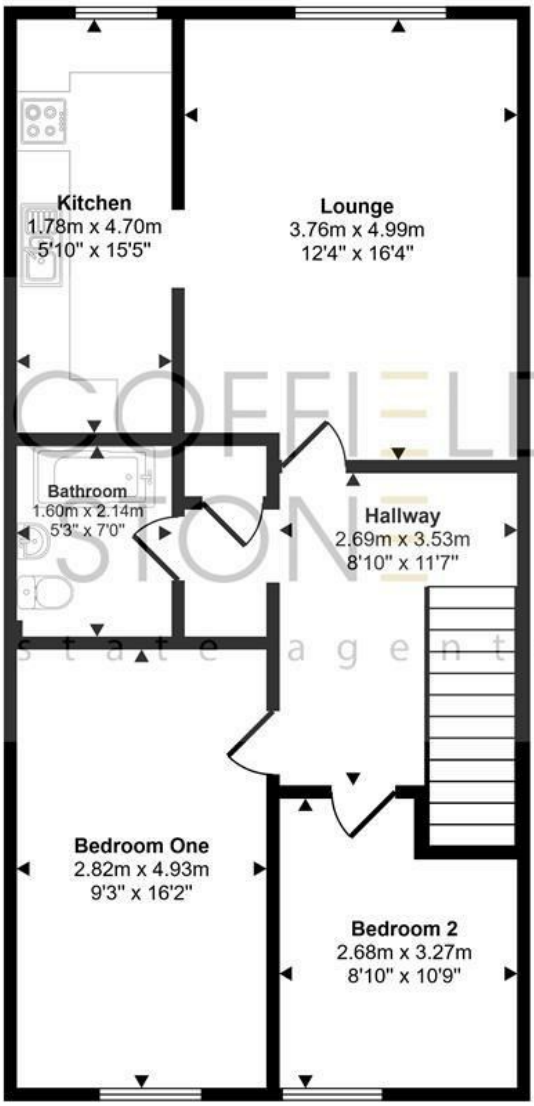
Location / what3words

///campus.appetite.stunner

ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

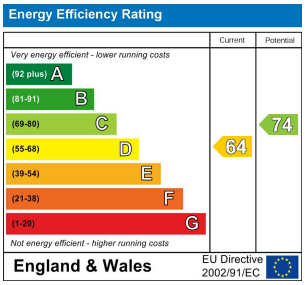
Approx Gross Internal Area
68 sq m / 734 sq ft

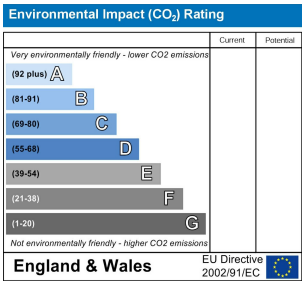


Floorplan

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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