

133 Foss Road, Hilton, Derby, DE65 5BJ

£235,000

This immaculate terraced house offers a high-quality living experience with an open-plan reception room, stylish kitchen, three spacious double bedrooms, a garden office, and a patio garden, ideally located near amenities and transport links, making it perfect for first-time buyers, investors, or families.

Summary Description

We are delighted to introduce this immaculate, terraced house now available for sale. This property is a superb example of its style, boasting quality improvements made by the owners during their tenure. It offers a perfect match for those seeking a top-quality home requiring no further investment.

The residence offers one open-plan reception room, featuring large windows, a media wall, wooden floors, and a delightful view of the garden, to which it also provides access. The home comes with a refitted, stylish kitchen equipped with quartz worktops, a testament to the property's quality finishings.

Accommodation comprises three spacious double bedrooms. The master bedroom, located on the second floor, is designed with an en-suite bathroom and built-in wardrobes for your convenience. The other two double bedrooms are situated on the first floor, all well-appointed and offering plenty of space.

The property features a stylish bathroom, further enhancing the comfortable living experience. The house also benefits from a utility cupboard and a unique garden office, providing a serene work-from-home environment.

Externally, the property boasts a patio garden and a single garage with driveway, providing off-street parking. It is ideally located with easy access to public transport links, nearby schools, local amenities, and green spaces. Walking and cycling routes are also nearby, perfect for outdoor enthusiasts.

This property is an ideal choice for first-time buyers, investors, or families seeking a quality home in a friendly neighbourhood.

Entrance Hall

Having wood effect LVT flooring in Herringbone pattern and stylish decor with front aspect part obscure glazed composite main entrance door, inset lights to ceiling, radiator. The hallway also has a very useful utility cupboard for placement of a washing machine and/or dryer.

Lounge/Diner

17'6" x 12'9" (5.35 x 3.89)



Having wood effect LVT in Herringbone pattern with stylish decor and rear aspect upvc double French doors to garden, media wall, telephone point, two radiators.

Kitchen

11'6" x 5'9" (3.51 x 1.76)



Having wood effect LVT in Herringbone pattern and stylish decor with front aspect upvc double glazed window, inset lights to ceiling, fitted wall and floor units with Quartz worktop, inset sink with drainer and chrome monobloc tap, integrated electric oven with 5 burner gas hob over and chimney style extractor hood, integrated fridge, integrated freezer.

Guest Cloakroom

Having wood effect LVT in Herringbone pattern and stylish decor with front aspect obscure upvc double glazed window, low flush wc, contemporary wash hand basin with chrome monobloc tap, radiator.

Stairs/Landing One

Carpeted and stylishly decorated with inset lights to ceiling and wooden spindle staircase.

Bedroom Two

12'9" x 11'6" (3.89 x 3.53)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, airing cupboard with hot water cylinder.

Bedroom Three

12'9" x 10'9" (3.89 x 3.28)



Having wood effect laminate flooring and stylish decor with two front aspect upvc double glazed windows, two radiators.

Bathroom

5'10" x 6'1" (1.79 x 1.87)



Having ceramic tiled flooring and stylish decor with inset lights to ceiling, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome mixer tap.

Stairs/Landing Two

Carpeted and stylishly decorated with inset lights to ceiling, wooden spindle staircase, radiator.

Bedroom One

10'0" x 12'11" (3.07 x 3.94)



Carpeted and stylishly decorated with front aspect upvc double glazed window, access to roof space, fitted wardrobes and chest of drawers, two radiators, roof light.

En Suite Shower Room
5'10" x 6'6" (1.79 x 1.99)



Having ceramic tiled flooring and stylish decor with rear aspect rooflight, tiled splashbacks, pedestal wash hand basin with chrome hot and cold taps, low flush wc, corner quadrant shower enclosure with plumbed shower, radiator.

OUTSIDE

Frontage

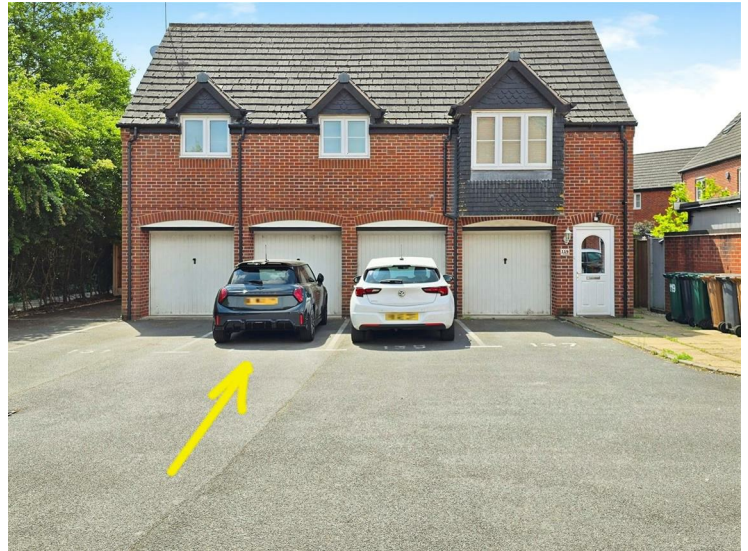
To the front you will find two small raised planting areas with established shrubs.

Rear Garden



To the rear you will find a small but private and beautifully presented low maintenance garden, rear gate to driveway area. You will also find a high quality composite studio in the garden with power which provides a great many options for usage. There is power and water in the garden.

Garage and Driveway



To the rear you will find a communal car park with allocated parking for one car. There is also a single, leasehold garage located below a Coach house.

Material Information

Verified Material Information

Council tax band: C

Tenure: Freehold

Tenure (Garage): Leasehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Garage, Off Street, Allocated, Rear, and Private

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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Energy Performance rating: Survey Instructed

For additional material information, please follow the link:
<https://moverly.com/sale/5fh78ifQDR6Vq5uYARFusr/view>

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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: £1000pcm

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

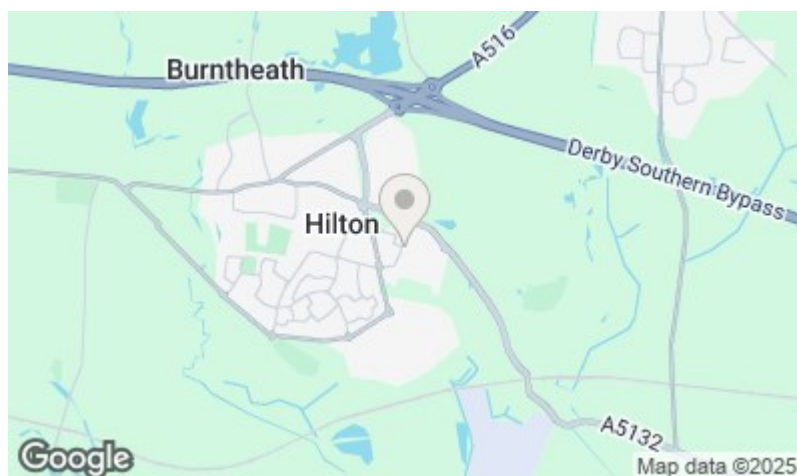
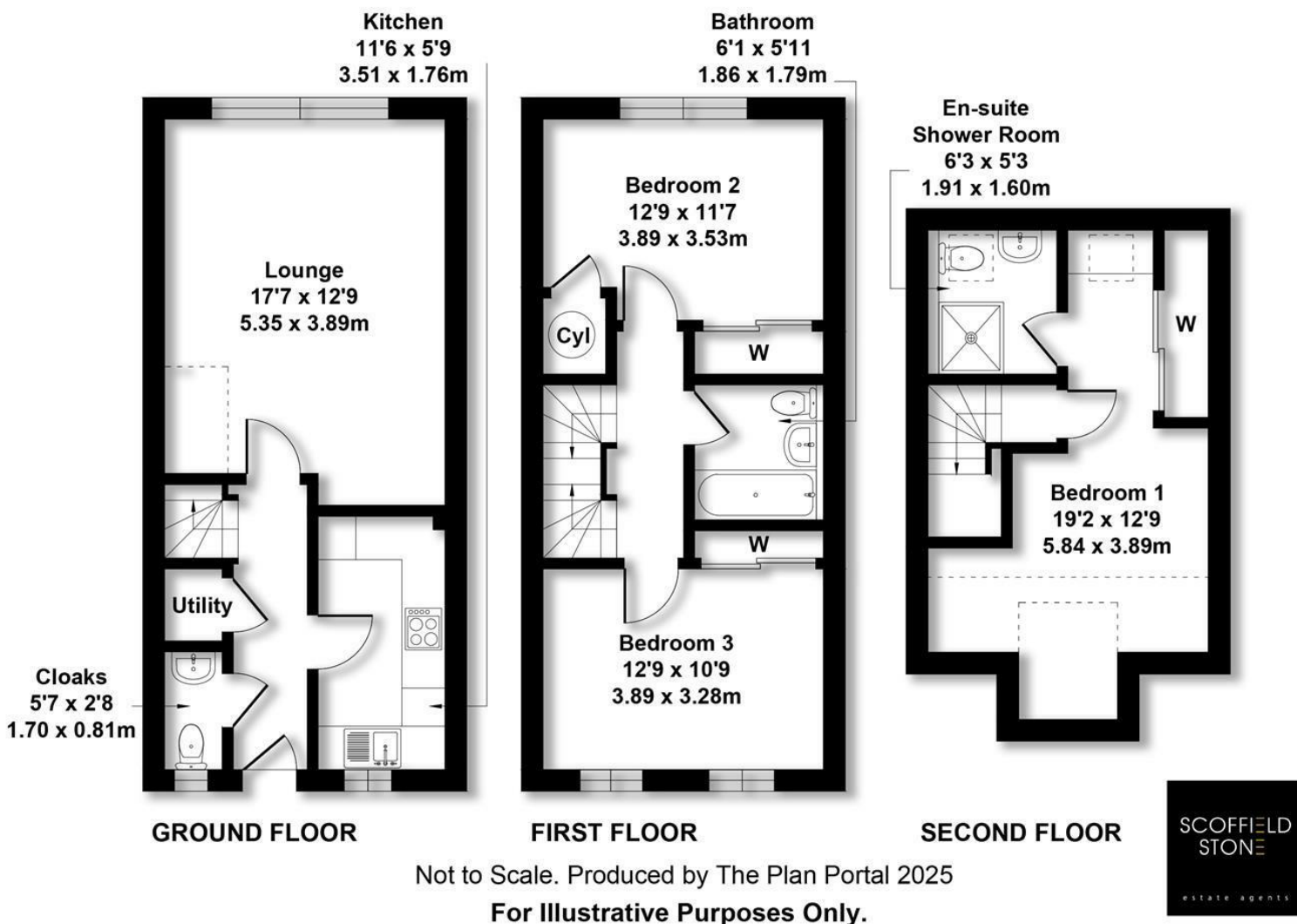
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133 Foss Road

Approximate Gross Internal Area
1012 sq ft - 94 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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