



51 Eden Close, Hilton, Derby, DE65 5NL

£185,000

A delightful terraced property in good condition, featuring two spacious bedrooms, a separate lounge/diner with garden access, a fitted kitchen and a tastefully finished bathroom, and additional amenities like a garage and parking space, all located in a peaceful cul-de-sac.

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Summary Description

Presenting a delightful terraced property listed for sale. The property is in good condition, exuding a warm and welcoming ambience that is ready to move into. The layout includes two bedrooms, a lounge diner, a kitchen and a family bathroom, all thoughtfully designed to provide a comfortable living experience.

The kitchen is fitted with wall and base cupboards and space for further appliances and plumbing for a washing machine or dishwasher.

The lounge diner is separate, providing a private and spacious area for relaxation, with the added benefit of direct access to the garden. This outdoor space offers a perfect setting for patio dining or for pets and children to play in.

The property boasts two bedrooms. The first is a generous double bedroom complete with built-in wardrobes, offering ample storage space. The second bedroom is also spacious, promising a restful and airy environment. The family bathroom is tastefully finished with a three-piece white suite.

The property's location is an added advantage. Nestled in a quiet cul-de-sac, it offers a peaceful living environment.

Unique features such as a garage and parking space add to the property's appeal. These accessible and convenient amenities make this home an excellent choice for couples, buy-to-let investors, and first-time buyers.

Entrance Storm Porch

having part glazed entrance door leading to:

Reception Hall



having tiling to the floor, a spindled staircase to the first floor and an understairs store cupboard.

Guest Cloak Room

having wash basin, WC, tiling to floor and one central heating radiator.

Kitchen

8'11" x 5'10" (2.74m x 1.80m)



Having stainless steel sink with mixer tap set into slate effect worktop with tiled surrounds, base cupboards and drawers, integrated oven with gas hob over, additional appliance space, matching wall mounted cupboards, tiling to floor, uPVC double-glazed window to the front aspect and concealed boiler.

Lounge/Diner

12'6" x 11'5" (3.82m x 3.48m)



Having a central heating radiator, wood effect laminate flooring and uPVC double glazed french doors with adjacent windows opening out to the rear garden.

Landing

Access to loft area and doors off to;

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Bedroom One

10'0" x 9'1" (3.05m x 2.77m)



Having a central heating radiator, overstairs store cupboard, two uPVC double-glazed windows to the front aspect and built-in wardrobes.

Bedroom Two

11'8" x 6'9" (3.56m x 2.06m)



With a central heating radiator and uPVC double-glazed window to the rear aspect.

Bathroom



Fitted with a three-piece white suite comprising a paneled bath with an electric shower over together with a glazed screen, wash basin and WC. central heating radiator, uPVC double-glazed window to rear elevation and tiled floor.

Outside

To the front of the property is a landscaped low-maintenance garden. To the rear is an enclosed garden laid to lawn with a walled patio area. There is pedestrian access to the rear and garage.

Garage

The garage is in a separate block with allocated parking to the front.

Material Information

Verified Material Information

Council tax band: B

Council tax annual charge: £1559.49 a year (£129.96 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

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Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

Buying to Let?

Guide achievable rent price: £850 pcm

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.

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.

Location / what3words

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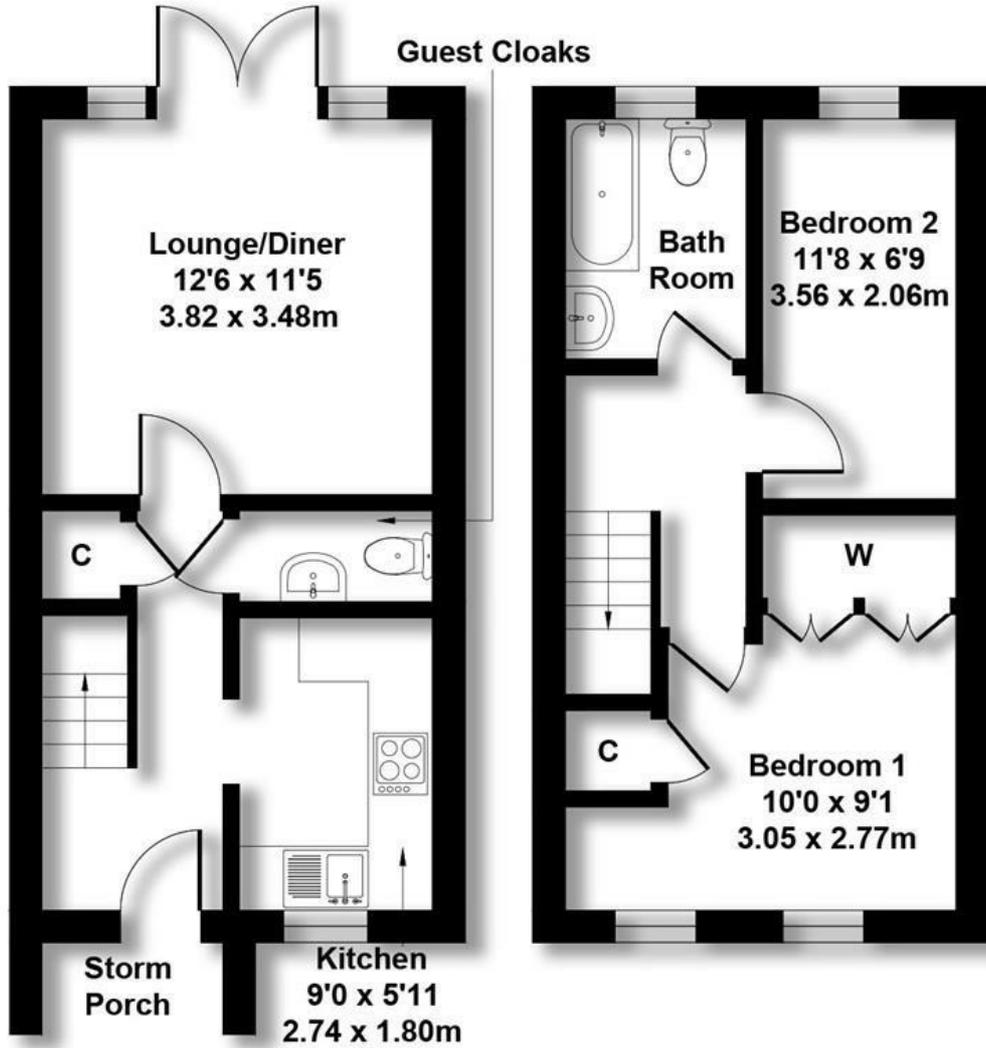
Sales: 01283 777100

Lettings: 01332 511000

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51 Eden Close

Approximate Gross Internal Area
581 sq ft - 54 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			77
(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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