

82 Packington Road, Hilton, Derby, DE65 5PZ

Offers Over £200,000

This delightful, terraced house, ideal for first-time buyers or investors, features two double bedrooms, a stylish reception room, a kitchen with garden views, a parking space, and a garden, all located in a peaceful cul-de-sac with convenient access to amenities, schools, and recreational areas.



Sales: 01283 777100
Lettings: 01332 511000

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Summary Description

Presenting for sale, this delightful, terraced house presented in a very good condition. The property is ideal for first-time buyers or investors looking to venture into the lettings market.

This house is laid out over two floors and comprises two spacious and stylishly appointed double bedrooms, a well-proportioned lounge with built-in storage, providing a comfortable space to relax and unwind. The property benefits from a tastefully designed bathroom that complements the overall aesthetics of the house.

The heart of the home is the kitchen, which serves as a hub of activity, offering a dining space, access to the garden, and a picturesque garden view that would surely enhance any mealtime experience. An additional feature of a downstairs toilet provides added convenience for residents.

The property is further enhanced with some unique features including a parking space, perfect for residents with vehicle needs, and a garden, offering a tranquil space for outdoor enjoyment.

The location is highly desirable, situated in a peaceful cul-de-sac, with nearby local amenities, green spaces, public transport links and schools. It also benefits from its proximity to nearby parks, walking and cycling routes, making it an ideal place for those who enjoy an active lifestyle.

This home offers a blend of comfort, style, and convenience. It's not just a house; it's an opportunity for a lifestyle change. Enquire today to arrange a viewing.

Entrance Hall

Having ceramic tile effect cushion flooring and neutral decor with front aspect part obscure glazed composite main entrance door, radiator.

Guest Cloakroom

Having ceramic tile effect cushion flooring and neutral decor with front aspect obscure upvc double glazed window, low flush wc, corner pedestal wash hand basin with chrome monobloc tap and tiled splashback, radiator.

Lounge

18'5" x 9'4" (5.63 x 2.87)



Carpeted and neutrally decorated with front aspect upvc double glazed window, under stairs storage cupboard, tv and internet points, radiator.

Kitchen/Diner

8'2" x 12'8" (2.49 x 3.87)



Having wood effect flooring and neutral decor with rear aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden, fitted wall and floor units to gloss finish with stone effect roll edge worktop, inset stainless steel sink with drainer and chrome monobloc tap, integrated electric oven with electric hob over and chimney style extractor hood, under counter space and plumbing for appliances, wall mounted Ideal Logic gas combination boiler, radiator.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle balustrade, access to roof space.

Bedroom One

11'10" x 11'10" (3.61 x 3.61)



Carpeted and neutrally decorated with two front aspect upvc double glazed windows, over stairs storage cupboard, radiator.

Bedroom Two

8'2" x 12'8" (2.49 x 3.88)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

Bathroom



Having ceramic tile effect cushion flooring and neutral decor, low flush wc, pedestal wash hand basin with monobloc tap, bathtub with chrome monobloc tap and plumbed shower, radiator.

OUTSIDE

Frontage and Driveway

At the front you will find off road parking for two cars.

Rear Garden



To the rear you will find an enclosed, low maintenance garden which has been attractively landscaped to provide a mixture of paved patio, artificial lawn and decorative borders.

Material Information

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

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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 - OK, Vodafone - OK, Three - OK, EE - Good
Parking: Allocated
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: Yes
Energy Performance rating: B

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 charge of £25 per person to cover the cost of these checks.

For additional material information, please see the link:
<https://moverly.com/sale/YWob1ALXbSQK99hEJKf8Di/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: £895.00 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. Scofield 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

what3words ///golden.mirroring.weeknight

ID Checks for buyers

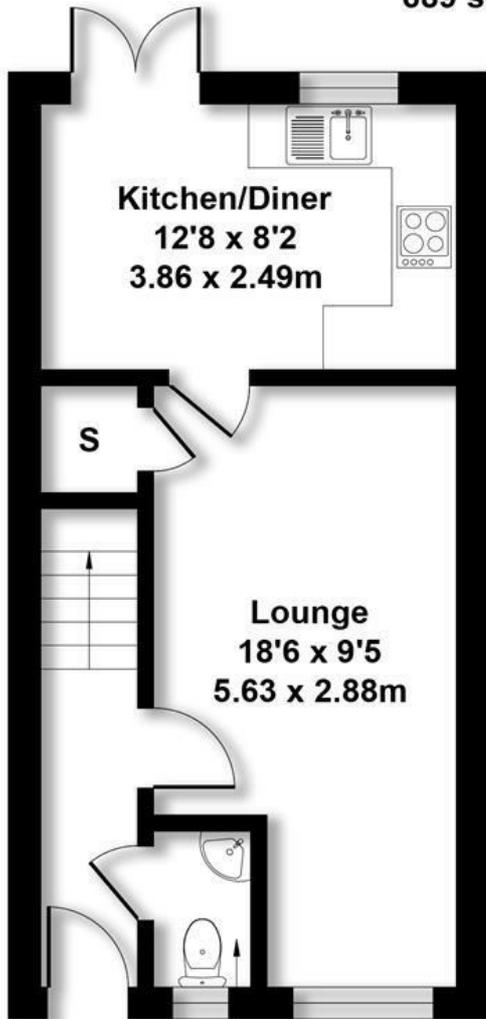


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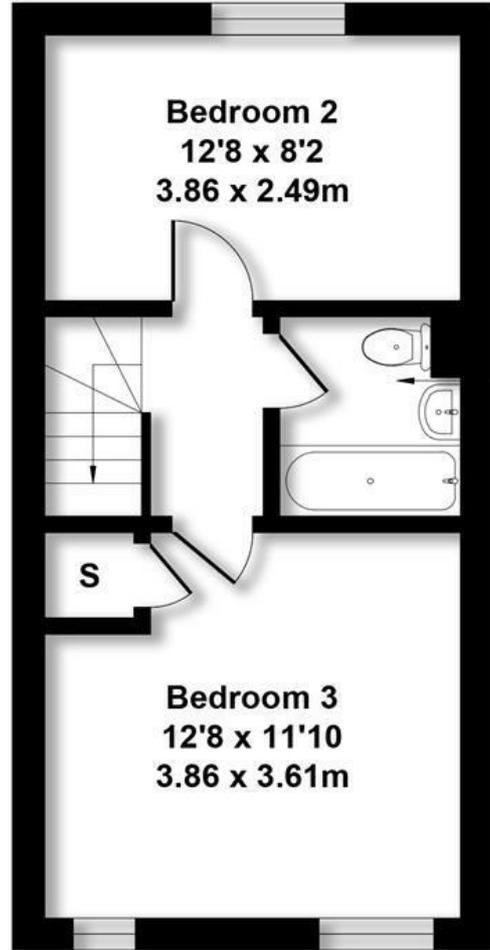
Approximate Gross Internal Area
689 sq ft - 64 sq m

Bathroom
6'4 x 5'4
1.92 x 1.68m



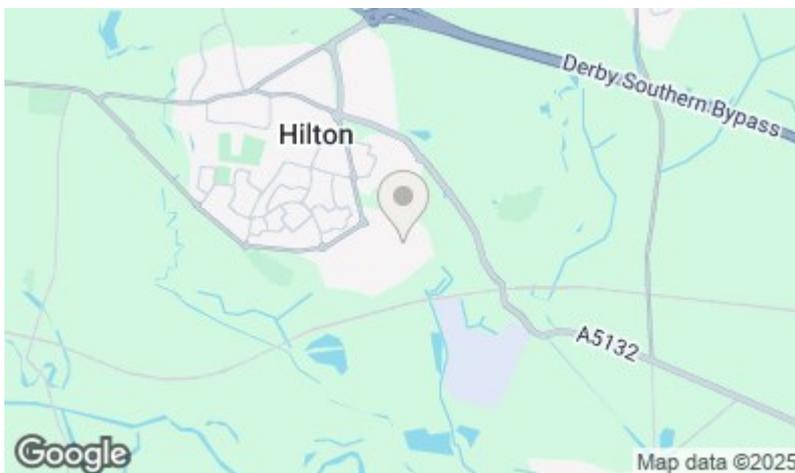
WC
4'9 x 2'11
1.46 x 0.90m

GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		98
(81-91) B		84	
(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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