



Eden Close | Hilton | Derby | DE65 5NL

£1,050 PCM

SCOFFIELD STONE
estate agents

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Scofield Stone are delighted to offer TO LET this unfurnished three bedroomed property situated in Hilton. This beautiful village provides a range of local shops, schools and amenities, with excellent road links to Derby, Burton upon Trent and surrounding Derbyshire countryside.

Council tax band: (C) EPC rating: (C) Deposit: £1,210, and a holding deposit of £240 which will go towards the successful applicants first months rent

- Driveway parking
- Three double bedrooms
- Guest cloakroom
- French garden doors
- Landscaped frontage
- Detached garage
- Modern kitchen
- Spacious lounge/diner
- Enclosed rear garden
- Popular village location

Summary Description

Entrance Hall

Kitchen

9'10" x 6'11" (3.01 x 2.13)

Lounge/Diner

15'8" x 13'10" (4.8 x 4.24)

Guest Cloakroom/WC

5'1" x 2'11" (1.55 x 0.9)

Stairs/Landing

Bedroom One

8'9" x 10'6" (2.68 x 3.21)

Bedroom Two

9'0" x 6'10" (2.76 x 2.1)

Bedroom Three

8'3" x 6'9" (2.52 x 2.08)

Bathroom

6'2" x 6'2" (1.9 x 1.88)

OUTSIDE

Frontage and Driveway

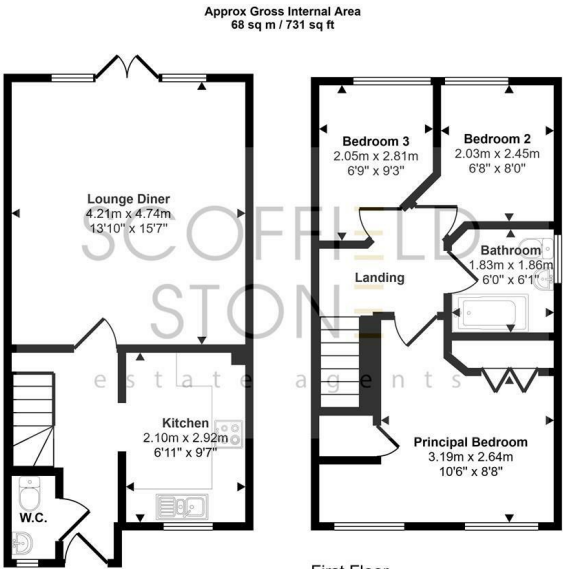
Rear Garden

Garage

Material Information

Disclaimer

Location / what3words



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(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	

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