SCOFFIELD STONE
estate agents

4 Orwell Road, Hilton, Derby, DE65 5LR

£800 PCM

AVAILABLE NOW- Scoffield Stone are pleased to offer for TO LET this one bedroom first floor coach house apartment, ideally situated close to shops and road network. The property is well presented throughout and benefits from a number of key features to include, but not limited to; driveway parking; modern kitchen and bathroom; gas central heating and uPVC double glazed windows. An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer. Council Tax Band: A. EPC C (78). Deposit £920, which includes a holding deposit of £180.

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www.scoffieldstone.co.uk

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Summary Description
In brief the interior comprises; entrance hallway to staircase, sitting room, fitted kitchen, bedroom bathroom with bath and shower.

Outside, you will find a driveway to the rear of the property, along with an understairs bin storage area.

Orwell Road is conveniently situated for access to local amenities including shopping in Hilton, local schools including John Port Spencer Academy and two Primary Schools, public transport routes, recreational facilities including the recently developed nature walk at Hilton Valley and the Hilton gravel pits local nature reserve. The village has excellent road links to the A50 and A38.

Entrance to: -

Stairs/Landing
Carpeted and neutrally decorated with front aspect part obscure glazed galvanised main entrance door, radiator, wooden handrail.

Lounge/Diner
10'7" x 13'3" (3.24 x 4.04)

Carpeted and neutrally decorated with front aspect uPVC double glazed window, radiator, tv point, telephone point, two radiators.

Kitchen
6'1" x 7'11" (1.86 x 2.42)

Having ceramic tiled flooring and neutral decor with rear aspect uPVC double glazed window, a range of fitted wall and floor units to white with stone effect roll edge worktop and tiled splashbacks, under counter space and plumbing for appliances, inset electric oven with gas hob over and extractor hood, inset stainless steel sink with drainer and chrome mixer tap.

Bedroom
9'10" x 9'8" (3.02 x 2.96)

Carpeted and neutrally decorated with front aspect uPVC double glazed window, fitted wardrobe, over stairs cupboard housing IDEAL gas combination boiler, radiator.

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Bathroom

Having ceramic tiled flooring and neutral decor with rear aspect obscure uPVC double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps, plumbed shower over and tiled splashbacks, radiator.

Outside

An allocated parking spot can be found to the rear of the property. There is also a bin store which is located in an under stairs position, also to the rear of the building.

Material Information

Verified Material Information

What3Words Location: ///wand.surely.acid
Monthly rent: £750
Council tax band: A
Tenure: Freehold
Property type: Flat
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: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, 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: No
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

Please see link for additional information:
https://moverly.com/sale/Ti4qhPfDwshqSVPC82dFXQ/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.

4 Orwell Road

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022

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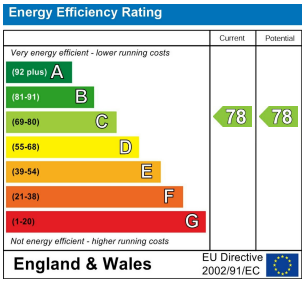

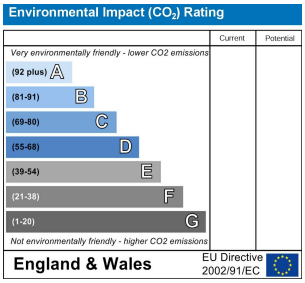

Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: **www.scoffieldstone.co.uk**

Co Reg No. 8975758 VAT No. GB186513980

Scoffield Stone Ltd | Registered Office Address: The Willows, Ransom Wood Business Park, Southwell Road West, Rainworth, Mansfield, Nottinghamshire NG21 0HJ