



**26 Isis Way, Hilton, Derby, Derbyshire, DE65 5LP**

**£875 PCM**

Available from Mid August Scoffield - Stone are delighted to offer "TO LET" this well presented two bedroom property in the sought after village location of Hilton. It is ideally located, being close to local amenities, commuter routes and local school, with it falling within in the John Port Academy catchment area. Accommodation briefly comprises; Entrance hall, Guest Cloakroom, Lounge, and kitchen with inset gas hob and electric oven to the ground floor and two bedrooms and bathroom with 3 piece suite to the first floor. Outside there is low maintenance garden area with patio and garden shed. The property benefits from neutral décor, gas central heating, Allocated car parking space. EPC: C(77) Deposit: £1005, which includes a holding deposit of £200.

**Entrance Hallway**

Carpeted and neutrally decorated with front aspect part obscure glazed and panelled composite main entrance door, carpet matwell, radiator.

**Guest Cloakroom**

Carpeted and neutrally decorated with low flush wc, wash hand basin with vanity cupboard and chrome monobloc tap, radiator.

**Lounge**

13'2" x 11'1" (4.03 x 3.40)



Carpeted and neutrally decorated with rear aspect upvc double glazed French doors to garden, tv point.

**Kitchen**

11'8" x 6'3" (3.57 x 1.92)



Having wood effect flooring and neutral decor with front aspect upvc double glazed window, a range of fitted wall and floor units to cream with wood effect roll edge worktop and tiled splashbacks, under counter space and plumbing for appliances, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, wall mounted IDEAL Logic has combination boiler, radiator.

**Stairs & Landing**

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

**Bedroom One**

13'2" x 8'1" (4.03 x 2.47)



**Bedroom Two**

13'2" x 7'10" (4.03 x 2.39)



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

Carpeted and neutrally decorated with two front aspect upvc double glazed windows, built in cupboard, radiator.

**Bathroom**

Carpeted and neutrally decorated with tiled splashbacks, three piece white bathroom suite comprising pedestal wash hand basin with chrome monobloc tap, low flush wc, bath with chrome mixer tap and shower attachment, radiator, shaving point.

**Front Outside**

A shared and sheltered pathway leading to the front of the property where you shall find a short path to the main entrance, section of lawn and established planting border in front of the kitchen window.

**Rear Garden**

Accessed via the sitting room or gate from the parking area you will find an enclosed low maintenance patio which has been laid to a mixture of paving and decorative gravel borders. Beyond the rear gate and accessed via Rother Close there is a communal parking area, with two allocated spaces for the property.

**Material Information**

Council Tax Band: B

EPC Rating: C

**Disclaimer 03/2021 (Hilton)**

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.

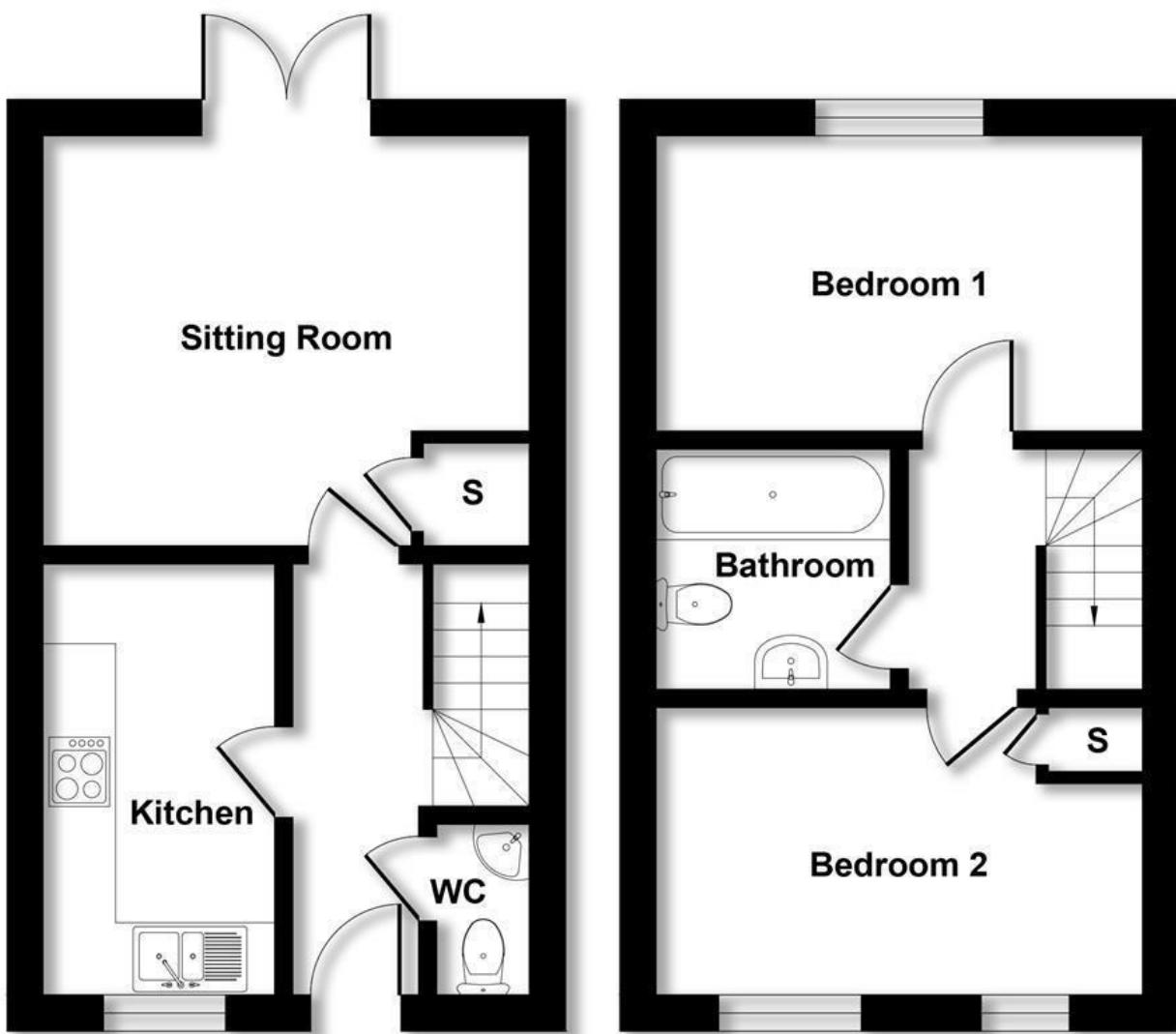
**What Three Words**

///hilltop.geek.plodding



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Lettings: 01332 511000  
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# 26 Isis Way



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		91	77
England & Wales			
Map data ©2024			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



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