

74 Thames Way, Derby, DE65 5NB

£995 PCM





ABODE are pleased to offer this well presented three bedroom three storey family home located in the very popular village of Hilton approximately seven miles to the south west of Derby and benefiting from excellent access to the A38, A50, M1 and M6 road links.

Accommodation comprises entrance to reception hallway, downstairs WC, fitted kitchen, living room 3 bedrooms, family bathroom and en-suite.

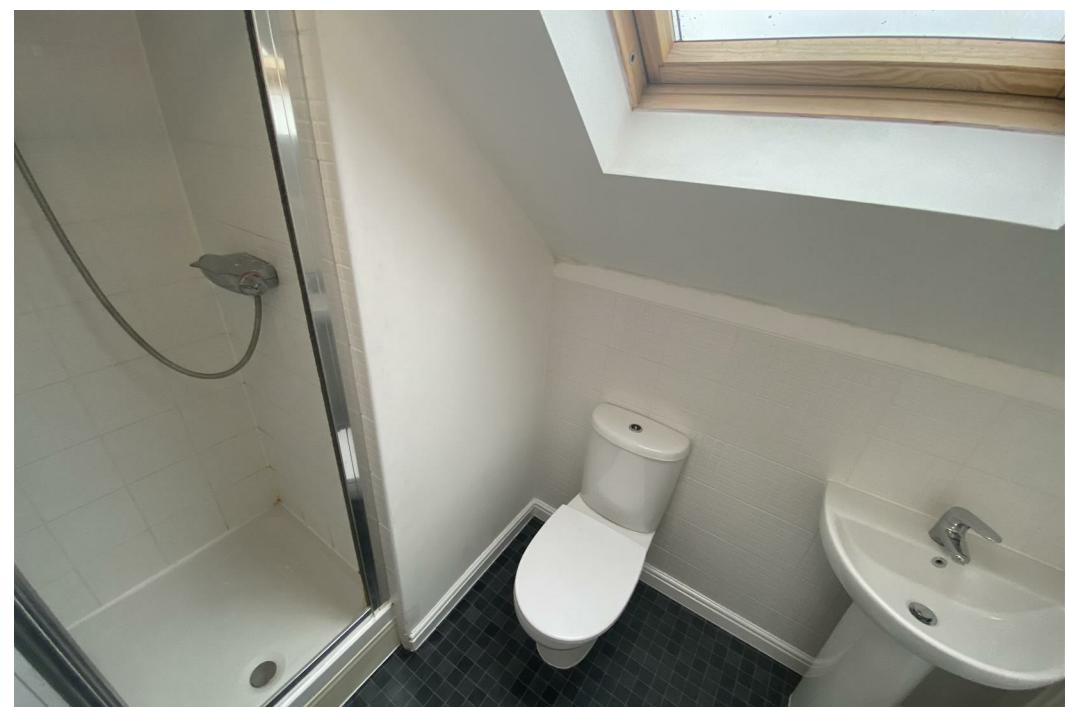
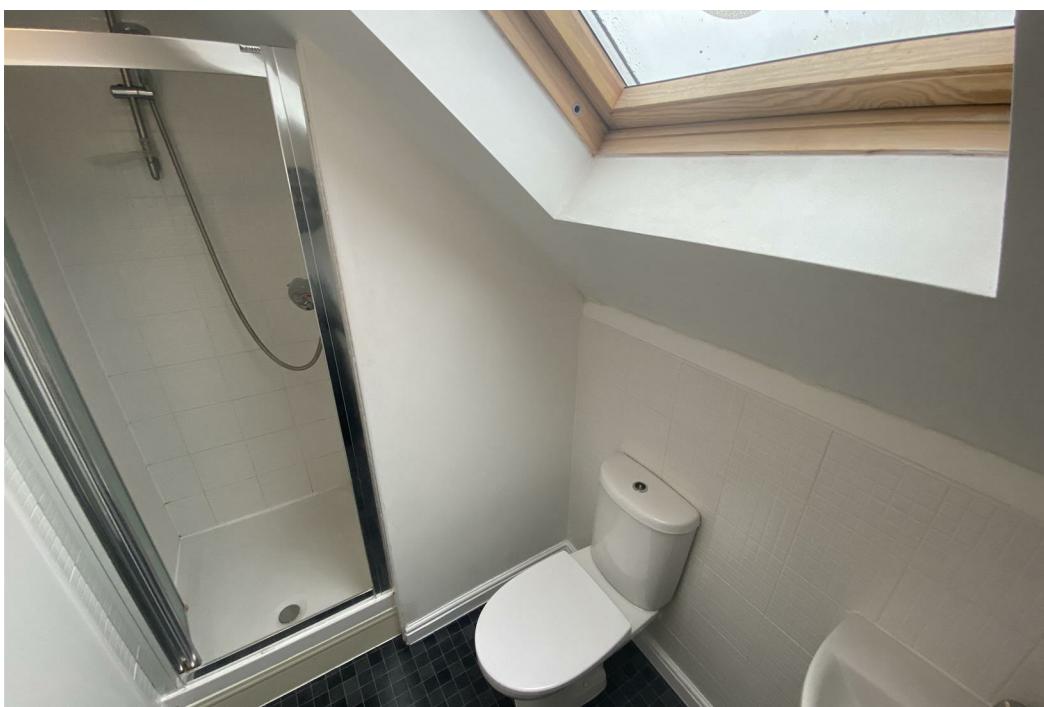
The property benefits from gas central heating and UPVC double glazed windows throughout. To the rear is an enclosed garden with driveway to the front.

Available April 2025!

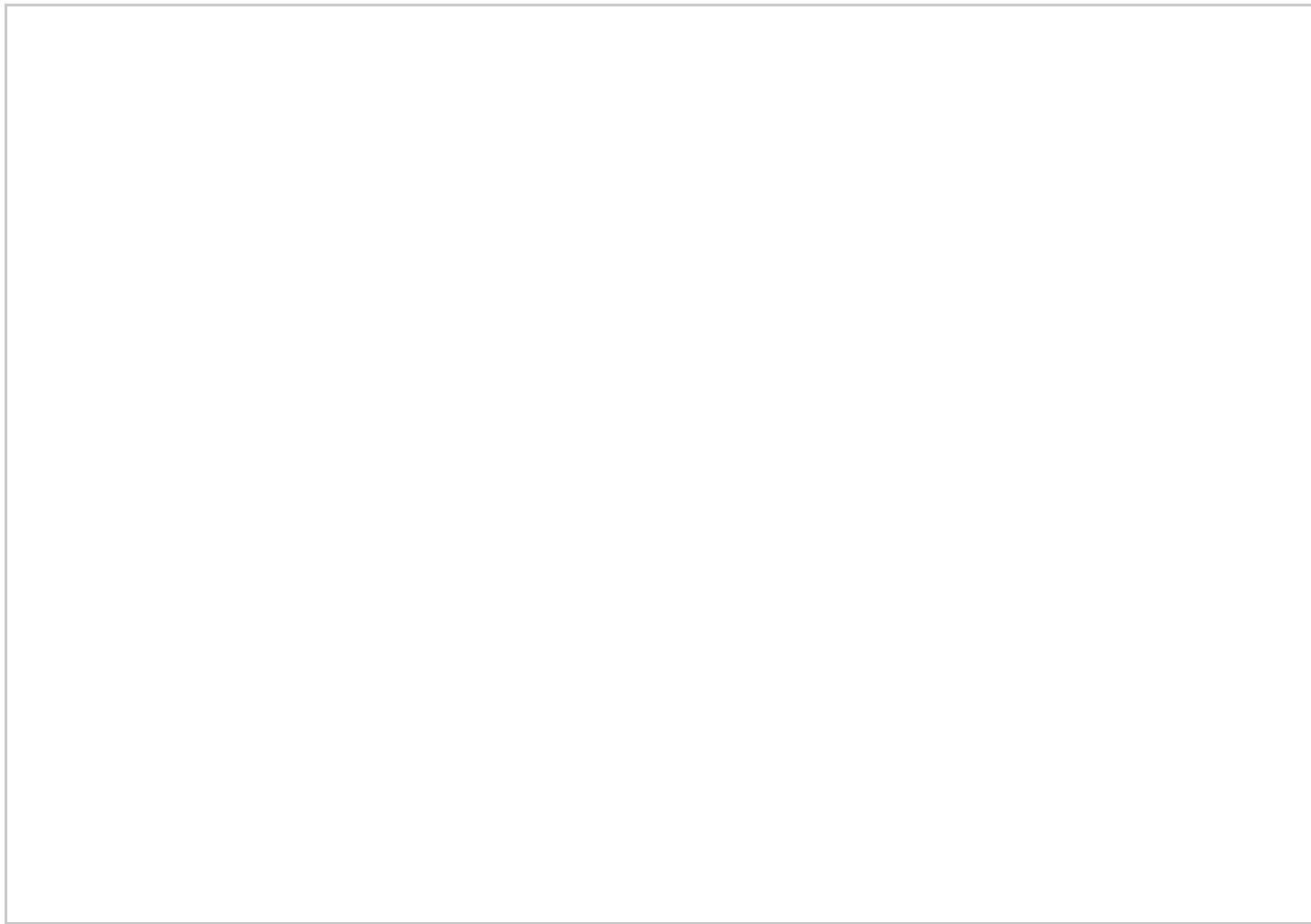
Call ABODE to arrange your viewing!



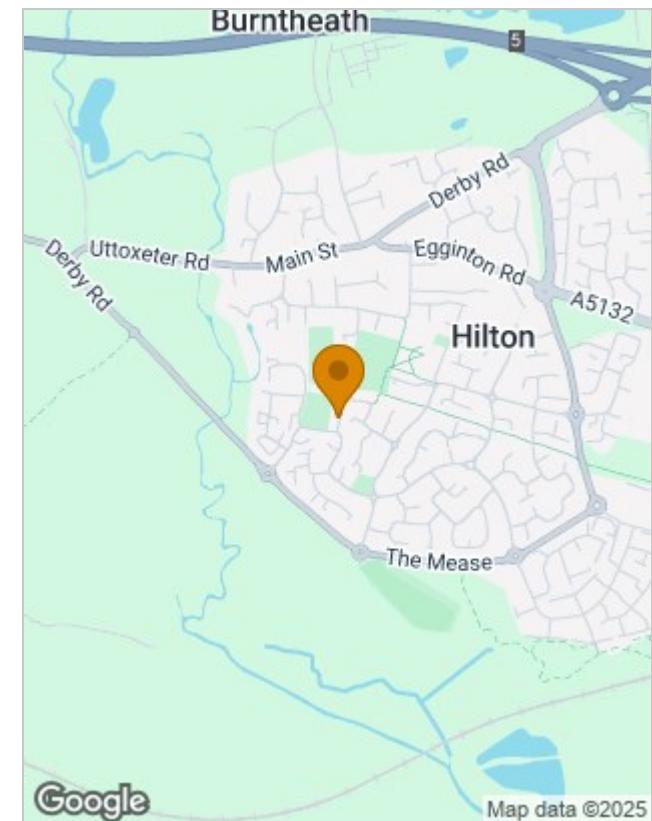




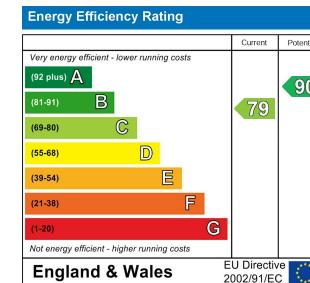
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.