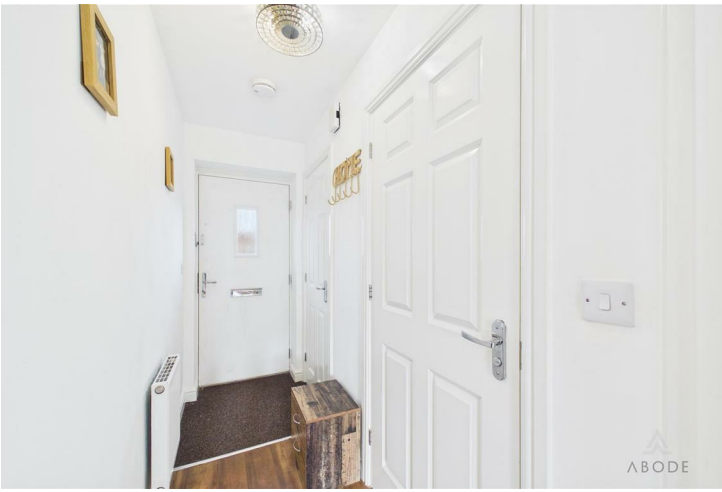
ABODE
SALES & LETTINGS

Clayton Gardens, Hatton, DE65 5EB

Offers Over £185,000

https://www.abodemidlands.co.uk



* END TERRACE * * TWO BEDROOM * *
OPEN PLAN LIVING * *

A well presented two bedroom end terrace. The gas centrally heated and double glazed accommodation comprises entrance hall, storage cupboard, cloakroom, open plan kitchen living dining space with French doors to rear elevation. To the first floor there are two double bedrooms and family bathroom. Outside the home has a low maintenance rear garden and two off road parking spaces.

Viewing is strictly by appointment only.

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ENTRANCE HALLWAY
With composite door to front, storage cupboard housing the central heating boiler and radiator.

CLOAKROOM
With a white suite comprising low level WC, pedestal wash hand basin, radiator and tiled floor covering.

OPEN PLAN LOUNGE KITCHEN
24.8 x 13.6 maximum measurement

LOUNGE AREA
16 x 13.6

With French doors and windows to rear elevation, radiator, understairs storage cupboard and stairs rising off to first floor accommodation.

KITCHEN AREA
8.9 x 6.6

With UPVC double glazed window to front elevation, fitted with a range of eye and base level units and drawers with stainless steel one and a half bowl sink and drainer built into a preparation work surface, integrated oven, hob and extractor fan, plumbing and plumbing and appliance space for washing machine and radiator.

LANDING
Radiator and doors to:

BEDROOM ONE
13.7 x 9.7

With UPVC double glazed window to front elevation and radiator.

BEDROOM TWO
11.5 plus recess x 8.2

With UPVC double glazed window to rear elevation, loft access and double wardrobe.

FAMILY BATHROOM
6.4 x 6.7

With UPVC double glazed window to side elevation, fitted with a three piece white suite comprising of low level WC, pedestal wash hand basin with tiled splashbacks and panelled bath with shower over and screen.

OUTSIDE

With off road parking to the front and allocated parking to the rear and an enclosed rear garden which is low maintenance with artificial grass and enclosed by timber fencing.

ADDITIONAL CHARGES

The vendor has informed Abode that there is a annual service charge

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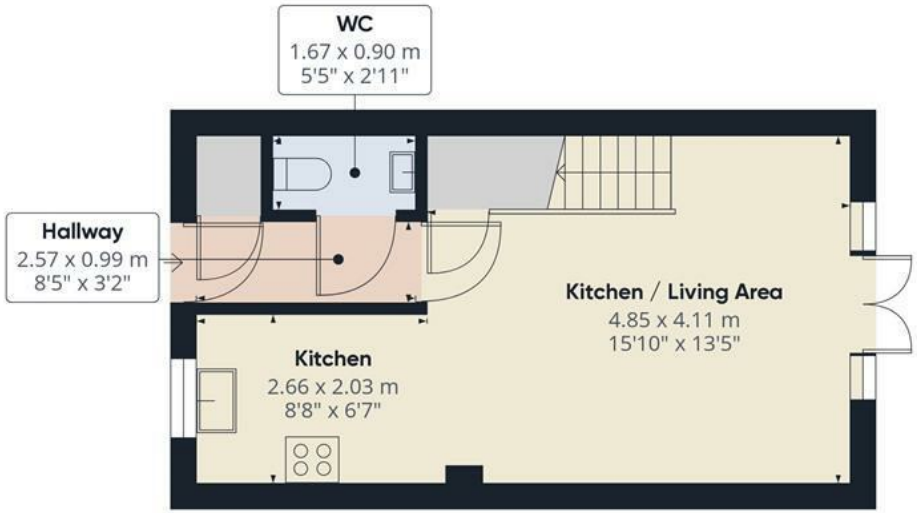
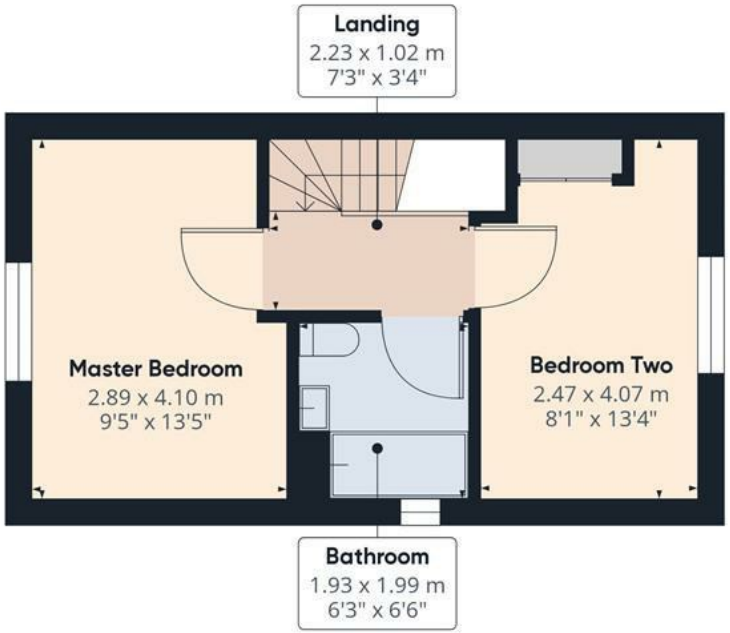


Floor 0



Floor 1

Approximate total area[1]

57.82 m²

622.39 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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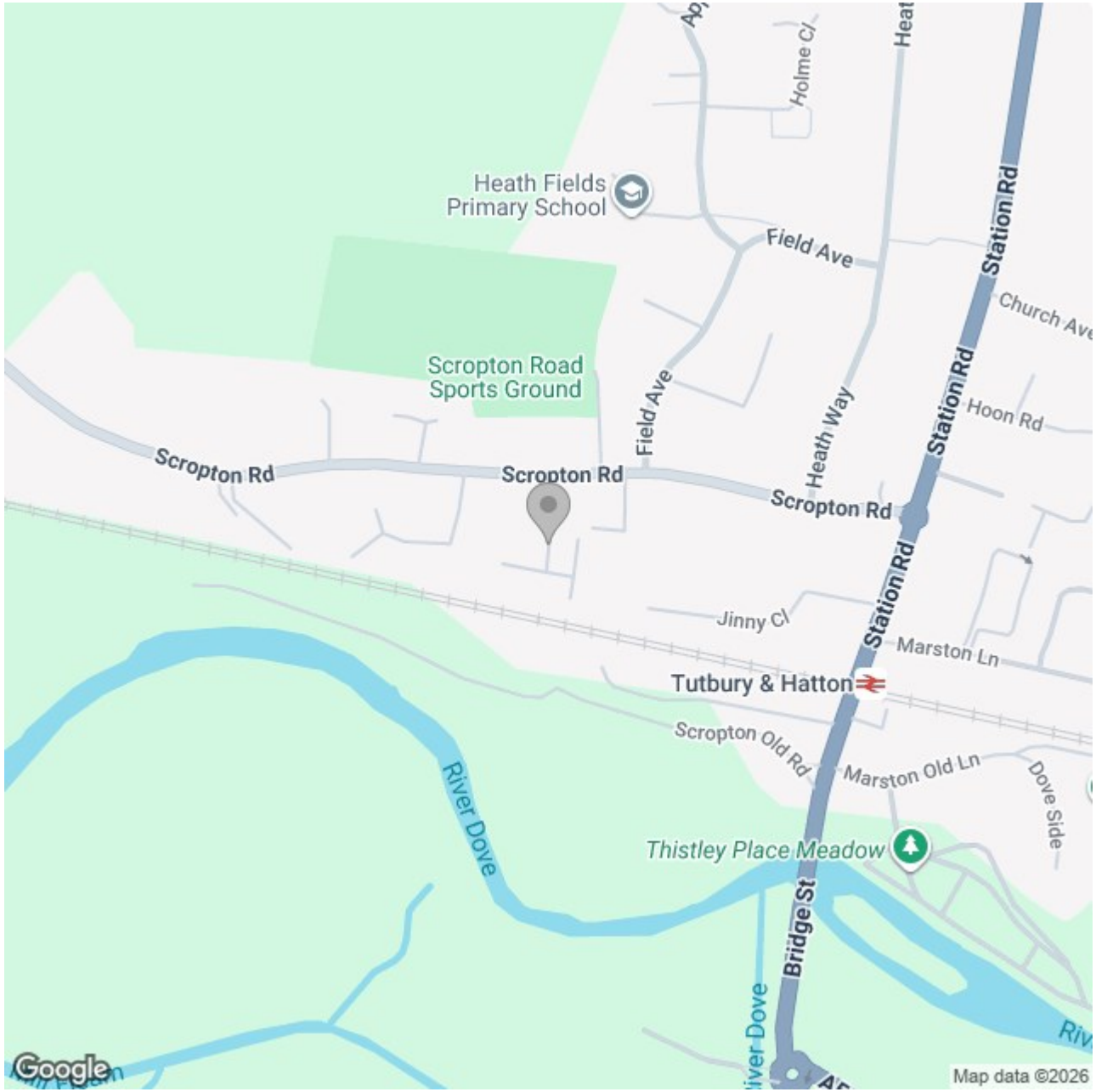

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(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

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