



## Hatton Mews, Spondon, Derby, DE21 7UA

### Asking Price £165,000

**\*\* IDEAL FIRST PURCHASE \*\* MODERN MID TOWN HOUSE \*\***

Offered for sale this modern mid town house located within a modern site development of town houses, with parking across the front aspect. The home is uPVC double glazed and gas centrally heated and opens with a front door to the lounge on the front elevation with useful storage cupboard, laminate flooring and internal door to the guest cloakroom with white WC and hand wash basin.

The open plan dining kitchen has a wide selection of fitted base and eye level wall units, built-in oven and induction hob with an extractor hood above, laminate flooring, freestanding appliance spaces and a concealed gas fired combination boiler. The dining area has french patio doors opening onto the lawn rear garden.

The first floor provides two double bedrooms with a central bathroom offering a three piece white bathroom suite with shower positioned above the bath. Outside is a driveway across the front with a rear garden mainly lawn with rear gated access to the front. All viewings by prior appointment. Council Tax Band B



## The Accommodation

### Lounge

4.14m x 3.71m max (13'7 x 12'2 max)



### Double Bedroom One

3.71m x 3.00m (12'2 x 9'10)



### Double Bedroom Two

3.71m max x 3.15m (12'2 max x 10'4)

### Bathroom

2.13m x 1.60m (7'0 x 5'3)



### Kitchen Diner

3.71m x 3.05m (12'2 x 10'0)



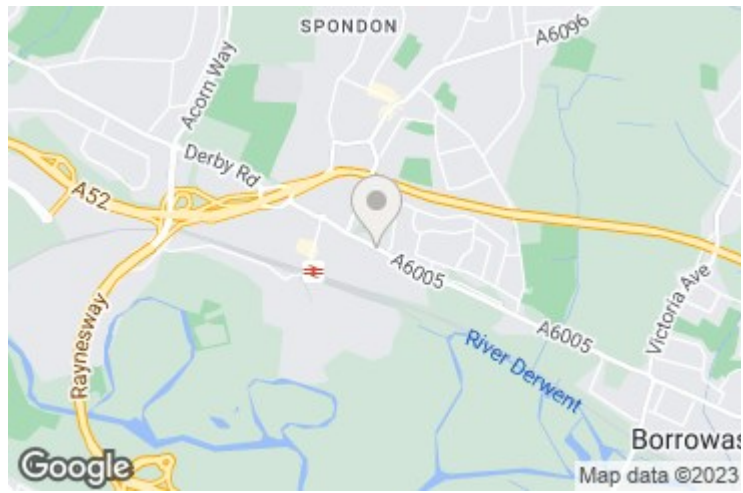
### Rear Garden & Driveway



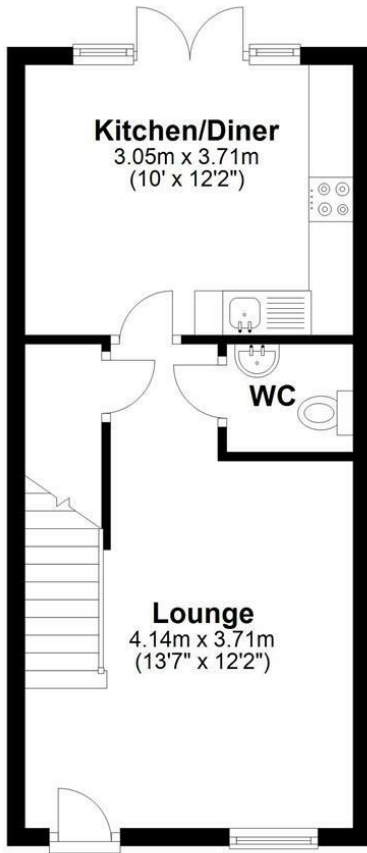
### First Floor

Draft details awaiting vendor approval and subject to

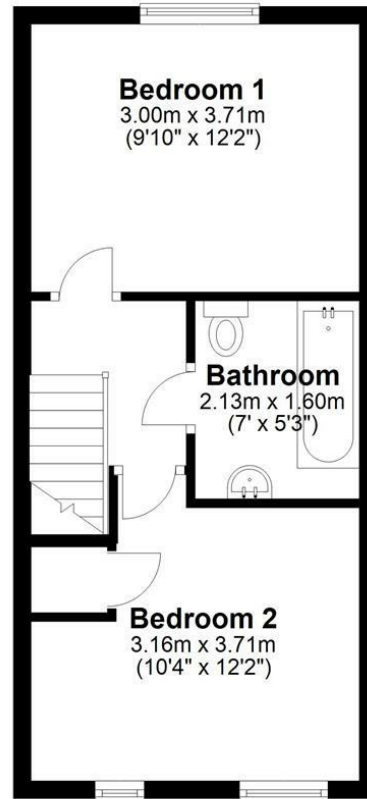
change. The home has been tenanted and the vacation date is the end of May 2023



### Ground Floor



### First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.

## Council Tax Band B Freehold

**Services.** Main's water, gas and electricity are understood to be available to the property but none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		84	
(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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