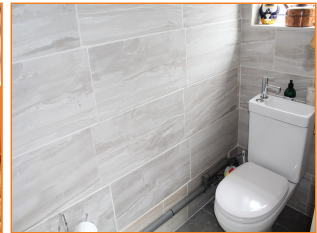
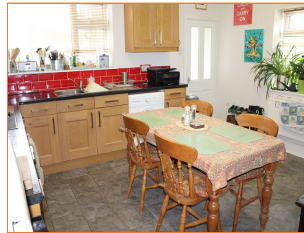


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## New Street, Hilcote, £205,000

- TRADITIONAL SEMI DETACHED HOME
- THREE BEDROOMS
- FITTED KITCHEN
- GARAGE AND DRIVEWAY
- FIELD VIEWS TO THE REAR
- ENERGY RATING AWAITED



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this traditional family home which is situated within this village location. We strongly recommend viewing this property as soon as possible to avoid disappointment. The property has a gas central heating system and double glazing where specified and field views to the rear. Briefly the accommodation comprises: Entrance hall, cloakroom/WC, lounge, fitted dining kitchen with a comprehensive range of wall and base units, built in oven and electric hob. To the first floor there are two bedrooms and a shower room. A second staircase leads to a spacious attic room. To the outside there is a generous garden to the rear with patio and lawn and to the front there is a garage and driveway which provides off road car parking.

## Accommodation

### Entrance Hall

With double glazed door and stairs rising to the first floor accommodation.



### Lounge (13' 08" x 9' 09") or (4.17m x 2.97m)

With double glazed windows to the front and side elevations, laminated flooring, TV aerial connection point and central heating radiator.

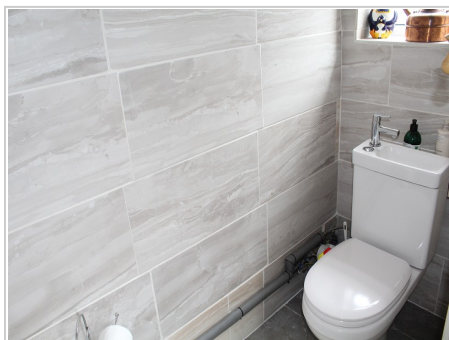


### Fitted Dining Kitchen (13' 10" x 11' 08") or (4.22m x 3.56m)

This is a good size dining kitchen with a range of wall and base units incorporating drawers, contrasting gloss work surfaces, and complementary tiling to the walls and floor. There is a built in oven and electric hob with extractor over, inset single drainer with mixer tap, plumbing for automatic washing machine, appliance space, central heating radiator, under stairs store and double glaze windows to the side and rear.

### Rear Lobby

With double glazed door to the rear.



### Cloakroom / W. C.

With low level WC and combination wash hand basin, complementary tiling to the walls and the floor and double glazed window.

### Landing

With stairs ring to the attic room.



### Bedroom 1 (14' 0" x 9' 10") or (4.27m x 3.00m)

With cupboard housing the gas central heating boiler, double glazed window to the front elevation, laminated floor and central heating radiator.



### Bedroom 2 (9' 11" Max x 8' 10" Max) or (3.02m Max x 2.69m Max)

With double glazed window to the rear elevation, laminated floor and central heating radiator.



### Shower Room

With easy access double shower enclosure, low level WC, pedestal wash hand basin, complementary tiling to the walls and floor, central heating radiator and double glazed window to the rear elevation.



### Attic Room 1 (15' 03" x 12' 08" Max) or (4.65m x 3.86m Max)

Widening to 21ft Maximum. With double glazed window to the front elevation, laminated floor and eaves storage.

### Garage (15' 10" x 8' 02" ) or (4.83m x 2.49m)

With up and over door.



### Outside

The rear enclosed garden is of a good size and has a paved patio, lawn and well established decorative borders and has views to fields beyond. There are double wrought iron gates opening on the driveway which provides off road parking and access to the garage.

## Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the sellers ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

## Services

Mains electricity, mains gas, mains water, mains drainage

## Tenure

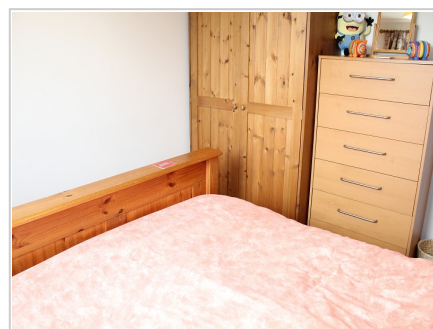
We are informed that the tenure is Not Specified

## Council Tax


Band A

## Directions

For Satellite Navigation the Post Code is DE55 5HU



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.