



Clyde Street, Derby, DE65

£187,500

None

Tenure: Freehold, **Bedrooms:** 3

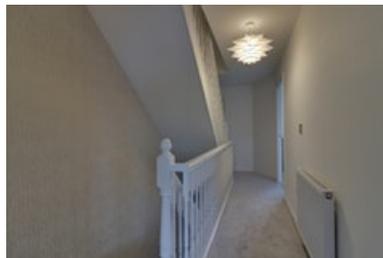
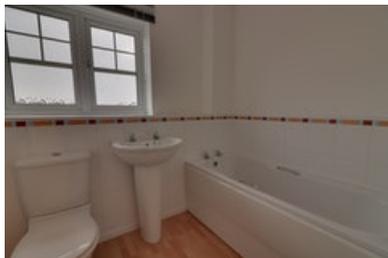
Not to be missed! Immaculately presented throughout is this three bedroom, three storey townhouse. The property benefits from a recently fitted modern kitchen and new carpets and lies at the end of a cul-de-sac. The property has a master bedroom with en-suite facilities and a viewing is absolutely e

Key features:

- stunning modern townhouse
- 3 storeys
- Newly carpeted
- High quality refitted kitchen
- No chain
- Viewing strongly recommended

Extra info:

- **Property Age:** 19 years
- **Council Tax:** Band C (£1509.92 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



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The property comprises: Entrance hall, downstairs WC, ground floor bedroom three and the integral garage. To the first floor is the recently fitted kitchen and lounge/diner. To the second floor is the master bedroom with en-suite, bedroom two and bathroom. Outside is a driveway at the front providing ample parking and a rear garden.

Hilton has an array of local shops & amenities as well as having good transport links to the A38 and A50..

Entrance Hall

Having a double glazed door to the front elevation, radiator, tiled flooring, smoke alarm and staircase leading to the first floor.

Downstairs Cloakroom

Having a wall mounted hand wash basin with splash back, low level W.C, radiator, extractor fan and tiled flooring.

Bedroom Three

9'4 x 7'5

Having a double glazed window to the rear elevation and radiator.

First Floor Landing

Having a radiator, smoke alarm, built in storage cupboard and stairs leading to the second floor.

Lounge

15'1 (max) x 13'5 (max)

Having two double glazed windows to the rear elevation, electric fire with surround, two radiators, television point and laminate flooring.

Kitchen

13'8 x 9'5

A recently fitted modern kitchen comprising of a range of wall and base units with complementary worksurface over, splash backs, integrated washing machine and dishwasher, integrated fridge/freezer, oven/grill combi and microwave, sink and drainer, feature radiator and two front aspect double glazed windows.

Second Floor Landing

Having a smoke alarm, loft access and airing cupboard housing the hot water cylinder.

Master Bedroom

13'1 x 10'6

Having two double glazed windows to the front elevation, two fitted wardrobes, radiator and door to en suite.

En-Suite

Having a three piece suite comprising; low level W.C, pedestal hand wash basin, double shower cubicle, radiator, extractor fan, part tiled walls and laminate flooring.

Bedroom Two

11'8 x 8'8

Having a double glazed window to the rear elevation and radiator.

Bathroom

Having a frosted double glazed window to the rear elevation, white three piece suite comprising; low level W.C, pedestal wash hand basin, panelled bath with tiling to splashbacks, radiator and extractor fan.

Outside

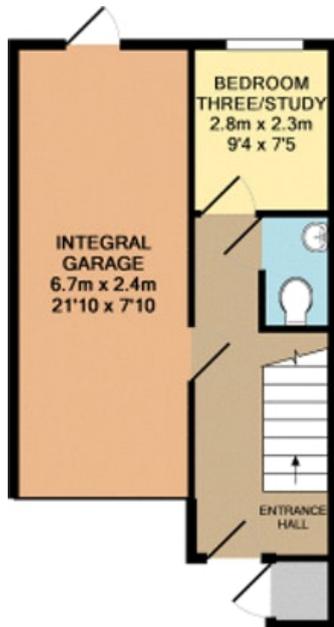
To the front of the property a driveway providing off road parking and a storm porch with outside storage cupboard. The rear garden is mainly laid to lawn with decked area and fencing to boundaries

Integral Garage

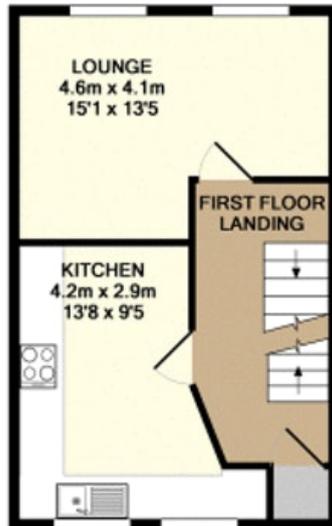
21'10 x 7'10

With an up and over door, lighting and power, doors lead to both the entrance hall and rear garden.

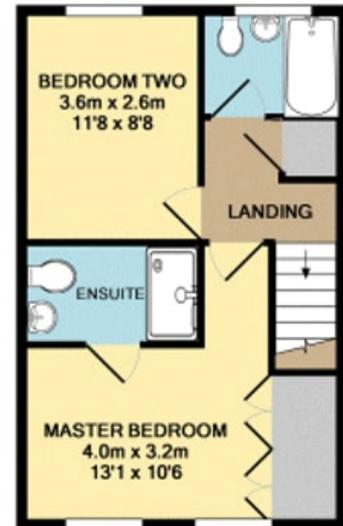
Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 29.4 SQ.M.
(317 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 30.6 SQ.M.
(330 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 30.6 SQ.M.
(330 SQ.FT.)

TOTAL APPROX. FLOOR AREA 90.7 SQ.M. (976 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate:

Energy Performance Certificate HM Government

38, Clyde Street, Hilton, DERBY, DE65 5ND

Dwelling type: Mid-terrace house	Reference number: 8245-7127-3880-2492-0996
Date of assessment: 12 March 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 March 2015	Total floor area: 94 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,028
Over 3 years you could save	£ 321

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border-radius: 50%; width: 40px; margin: 0 auto;"> You could save £ 321 over 3 years </div>
Heating	£ 1,356 over 3 years	£ 1,254 over 3 years	
Hot Water	£ 450 over 3 years	£ 231 over 3 years	
Totals	£ 2,028	£ 1,707	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: xx-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: xx-small;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #e91e63; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: xx-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse; font-size: xx-small;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; width: 50px;">74</td> <td style="text-align: center; width: 50px;">87</td> </tr> </table>	Current	Potential	74	87	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A													
(81-91) B													
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(1-20) G													
Current	Potential												
74	87												

Top actions you can take to save money and make your home more efficient

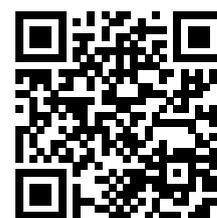
Recommended measures	Indicative cost	Typical savings over 3 years
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 171
2 Solar water heating	£4,000 - £6,000	£ 150
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 783

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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