





Nestled in the popular area of Hilton, Derby, this delightful three-bedroom townhouse on Foss Road is now available for sale with no upward chain, making it an ideal choice for those looking to move swiftly into their new home.

The property boasts a well-designed layout, featuring a spacious lounge diner that overlooks the rear garden and fitted kitchen. The master bedroom benefits from an en-suite, while the additional bedrooms are well-proportioned and family bathroom.

Outside, the enclosed rear garden and includes a garage and parking.

This townhouse is not only a wonderful family home but also a fantastic opportunity for first-time buyers or investors. With its desirable location and practical features, it is sure to attract interest. Do not miss the chance to view this lovely property and envision your future in this welcoming community.



The Accommodation

Entrance Hallway

Kitchen - 3.56 x 1.83 (11'8" x 6'0")

Lounge - 5.23 x 1.83 (17'1" x 6'0")

Guest Cloakroom

Stairs / Landing

Bedroom Two - 2.72 x 3.91 (8'11" x 12'9")

Bedroom Three - 3.54 x 3.91 (11'7" x 12'9")

Bathroom - 1.95 x 1.79 (6'4" x 5'10")

Stairs / Landing

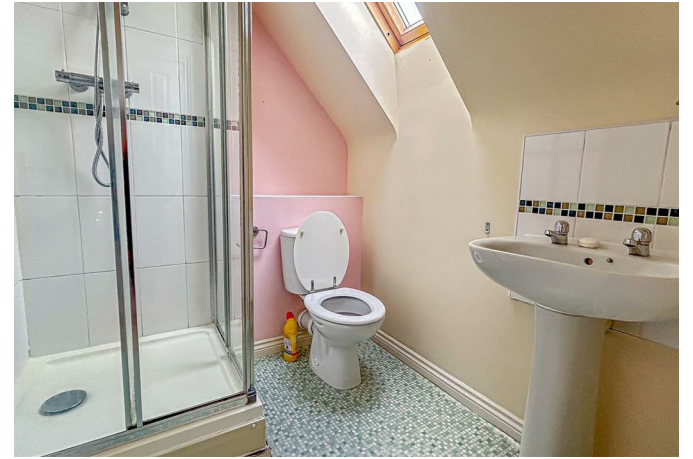
Bedroom One - 6.08 x 3.91 (19'11" x 12'9") -

En-Suite Shower Room

Outside

Frontage / Garage



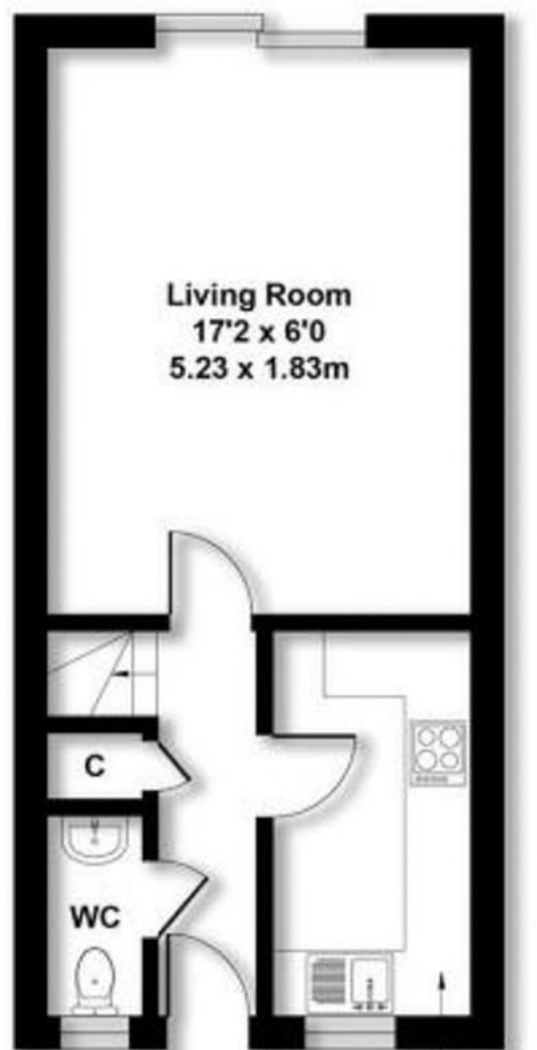


158 Foss Road

Approximate Gross Internal Area
1129 sq ft - 105 sq m

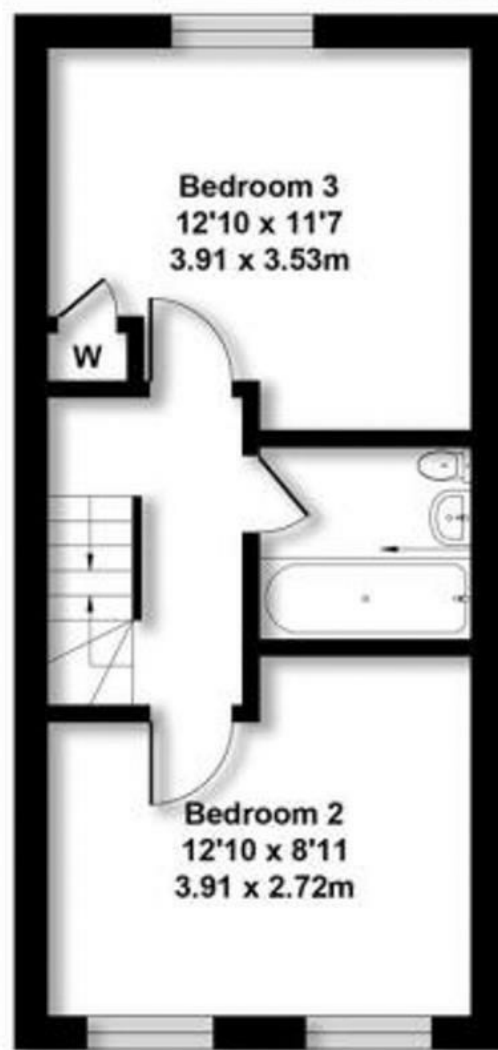
Bathroom
6'5 x 5'10
1.96 x 1.78m

En-suite
6'7 x 5'5
2.01 x 1.65m

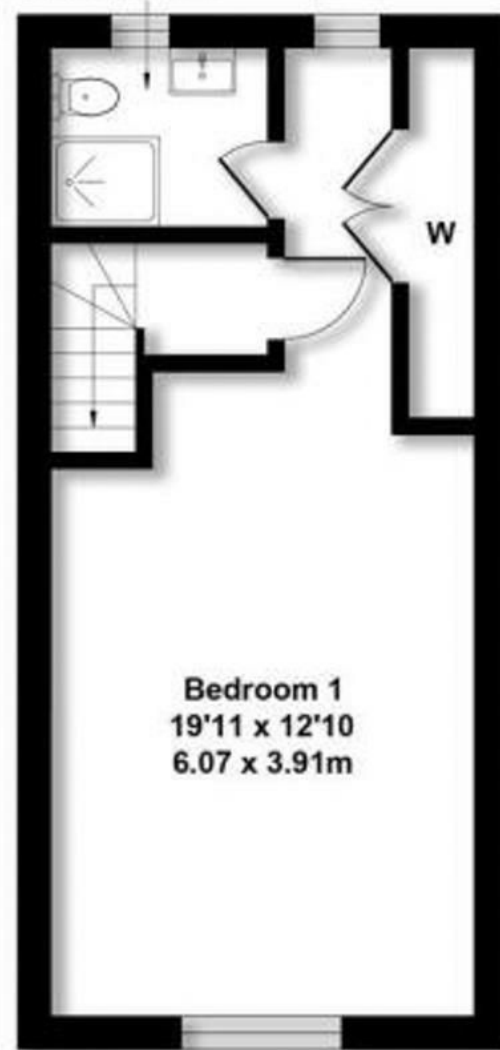


GROUND FLOOR

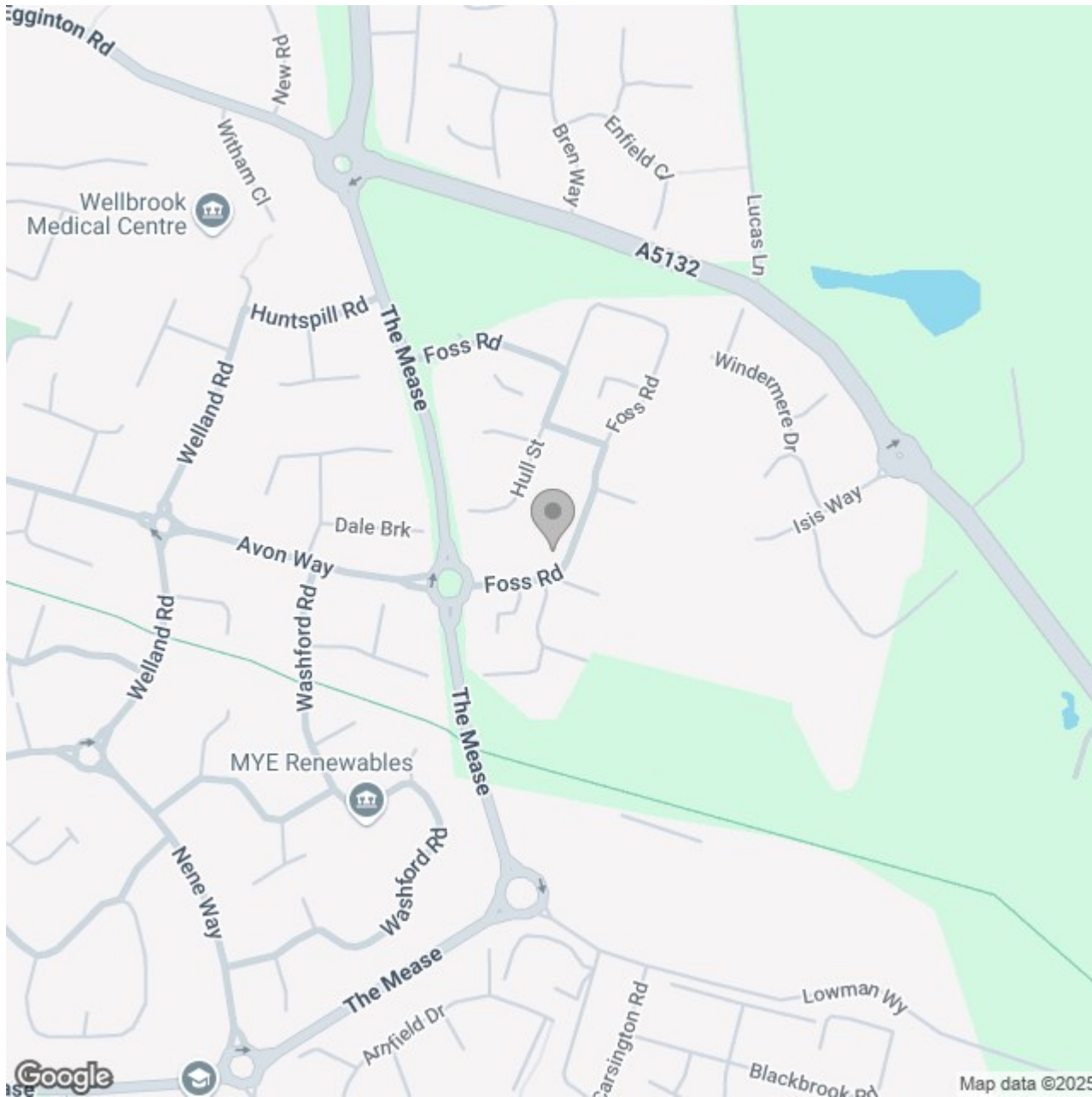
Kitchen
11'8 x 6'0
3.56 x 1.83m



FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating

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