





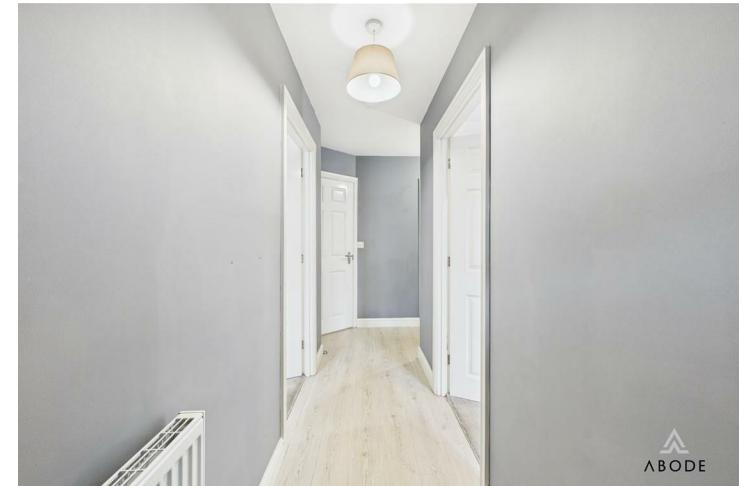
ABODE are pleased to offer this two bedroom ground floor maisonette situated in Hatton which has great local road links and easy access to Burton and Derby.

This is a great opportunity to secure a beautiful property in a much sought after location which offers superb local amenities including schooling and leisure activities.

In brief, the accommodation provides - Fully fitted kitchen with a great selection of wall and base units. Large living area. Two bedrooms, one double in size and one single. These rooms are serviced by a jack and jill family bathroom which is a four piece suite.

To the frontage there is off road parking for one car and visitor spaces.



















### Utility Room

2.09 x 1.49 m  
6'10" x 4'10"

### Bathroom

2.11 x 2.93 m  
6'11" x 9'7"

### Bedroom

4.37 x 2.58 m  
14'3" x 8'5"

### Bedroom

3.25 x 2.22 m  
10'7" x 7'3"

### Hallway

4.46 x 1.04 m  
14'7" x 3'4"

### Open Plan Living

7.07 x 3.32 m  
23'2" x 10'10"

Approximate total area<sup>(1)</sup>

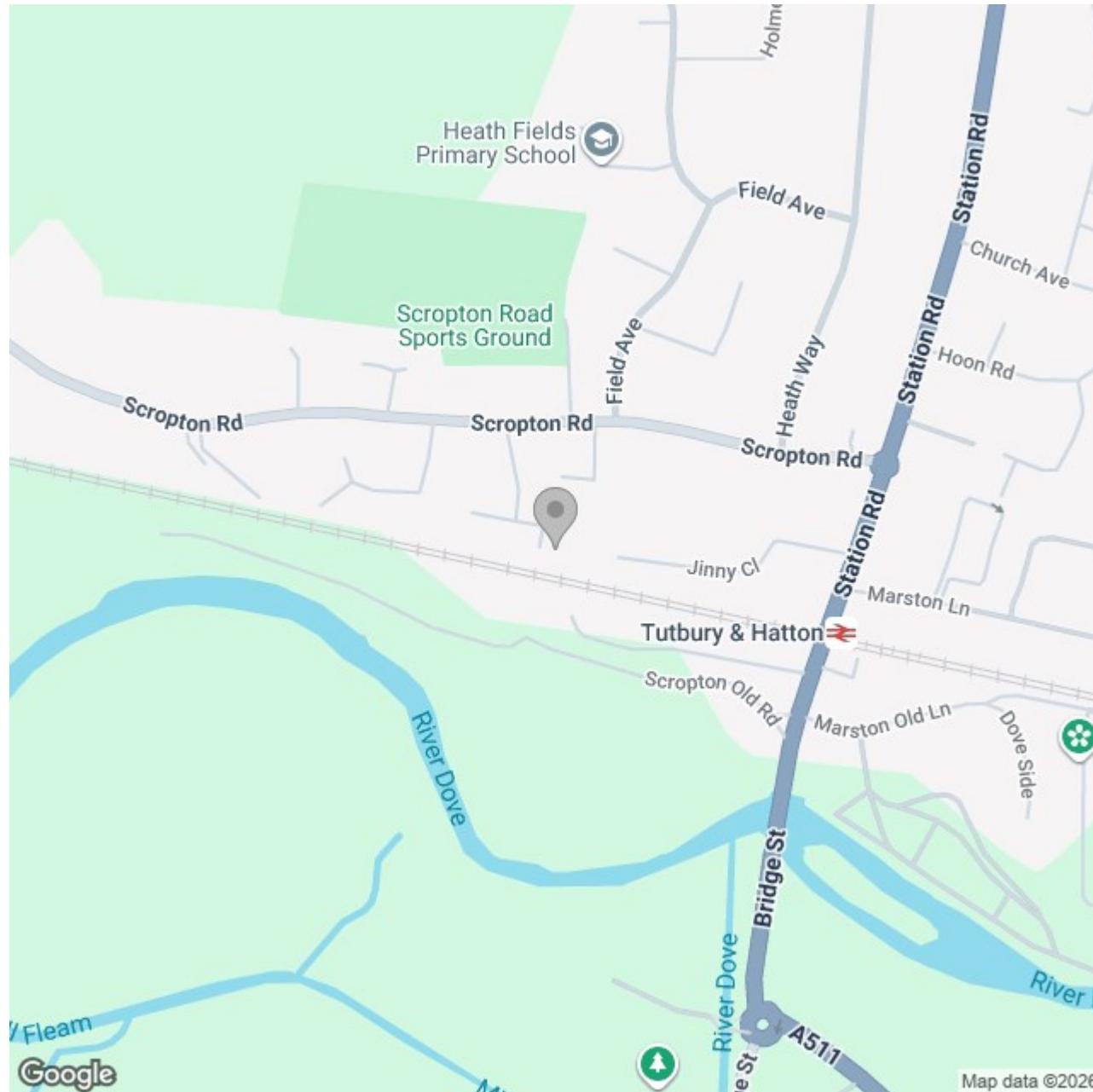
62.17 m<sup>2</sup>  
669.21 ft<sup>2</sup>

(1) 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





## Energy Efficiency Rating

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