





A well positioned two bedroomed ground floor apartment occupying a sought after location in Hilton. Accessed via its own private entrance door, the property benefits from UPVC double glazing and gas central heating. Accommodation comprises entrance hall with two useful cupboards, open plan living space with 'L' shaped lounge/dining room with fitted kitchen off. Two good sized bedrooms and bathroom.



Outside the property benefits from not only an allocated parking space but a single garage.?? Location - ??The property is a short walk from a good range of amenities in Hilton village centre. These include a good selection of shops, primary school, bus service and easy access onto the A50?? Accomodation

??Entrance Door - Provides access to:??Hallway - With two useful fitted cupboards, door to:??

Open Plan Living Space - 4.67m x 4.06m (15'4" x 13'4") - Comprising:??Good Sized Seating And Dining Area - With central heating radiator, TV point, UPVC double glazed window and matching patio doors to rear, doorway to:

??Fitted Kitchen - 2.24m x 1.83m (7'4" x 6'0") - With a 'U' shaped granite effect preparation surface having inset sink unit, a range fitted base units with cupboard and drawer fronts, complementary wall mounted cupboards, inset four plate gas hob with built in oven and grill beneath, appliance spaces suitable for a fridge freezer and washing machine, wall mounted gas fired boiler, UPVC double glazed window to rear.

??Bedroom 1 - 4.09m x 2.90m (13'5" x 9'6") - With central heating radiator, useful walk-in cupboard, UPVC double glazed window to rear.??

Bedroom 2 - 4.09m x 2.34m (13'5" x 7'8") - With central heating radiator, UPVC double glazed window to rear.??



Bathroom - 2.03m x 1.85m (6'8" x 6'1") - Partly tiled with a white suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower over, chromium towel radiator, UPVC double glazed window to front.??

Outside - ??Immediately to the front of the property is a driveway with access to a single garage with lighting.











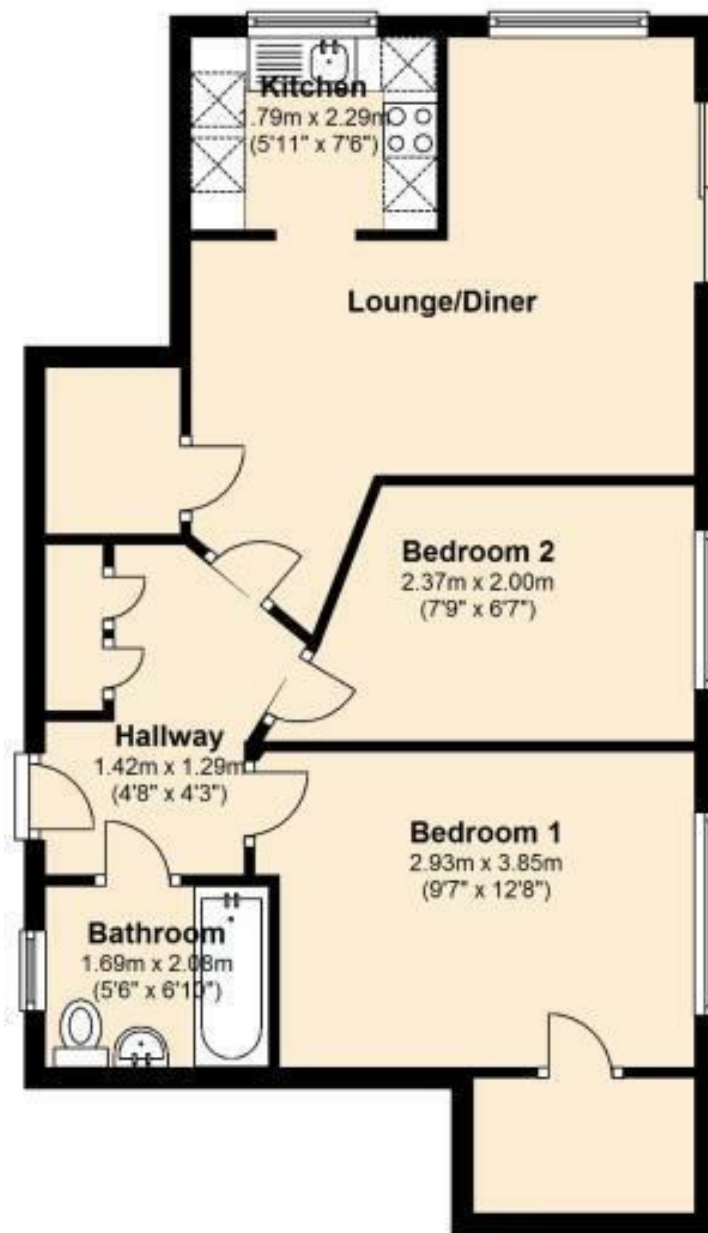






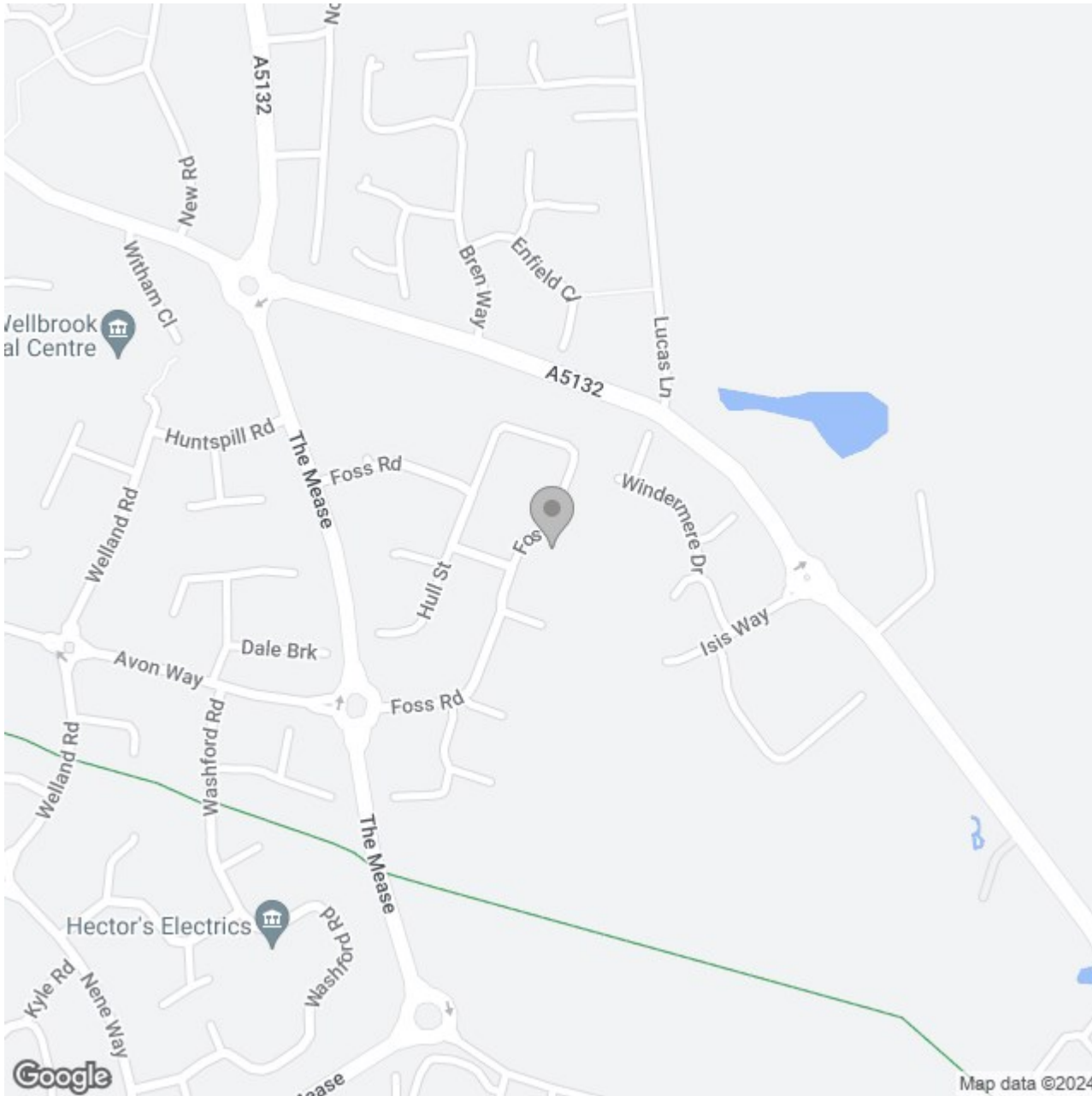
## Ground Floor

Approx. 56.3 sq. metres (605.9 sq. feet)



Total area: approx. 56.3 sq. metres (605.9 sq. feet)





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(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 &amp; Wales</b>	EU Directive 2002/91/EC	