ABODE
SALES & LETTINGS

Hemington Court, Hemington, Derbyshire, DE74 2PT

£195,000



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**** COUNTRYSIDE VIEWS TO THE REAR **** QUIET COURTYARD DEVELOPMENT FOR THE OVER 55'S ****

Perfectly positioned in the heart of Hemington. This two bedroom property overlooks the countryside to the rear and in brief offers a hall, lounge diner and a breakfast kitchen. Two double bedrooms with wardrobes and a shower room. Paved front and rear gardens, parking and additional communal parking.

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HALL
Entrance door into the hall with a radiator and a storage cupboard.

LOUNGE DINER
Feature fireplace, double glazed windows to the front and rear, two radiators and a door onto the patio overlooking the fields.

INNER HALL
Storage cupboard, radiator and doors to -

BREAKFAST KITCHEN
Fitted wall mounted base and drawer units with work surfaces, breakfast bar and a sink and drainer unit. Fitted electric oven with gas hob, integrated fridge freezer, plumbing and space for a washing machine, radiator, double glazed window and door onto the patio overlooking the fields.

BEDROOM I
Wardrobes, radiator and double glazed window overlooking the fields.

BEDROOM 2
Wardrobes, radiator and a double glazed window overlooking the mews.

SHOWER ROOM
Good size corner shower, low flush wc, wash hand basin, radiator, storage cupboard and a double glazed window.

OUTSIDE
Paved rear garden overlooking the fields. Front paved patio and parking. Also a communal parking space.





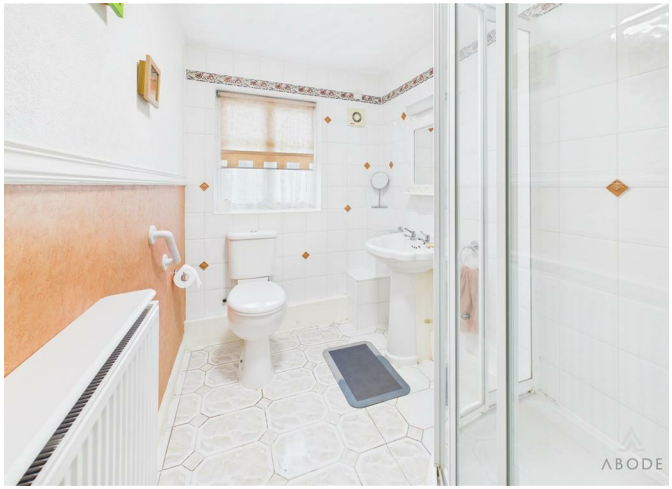

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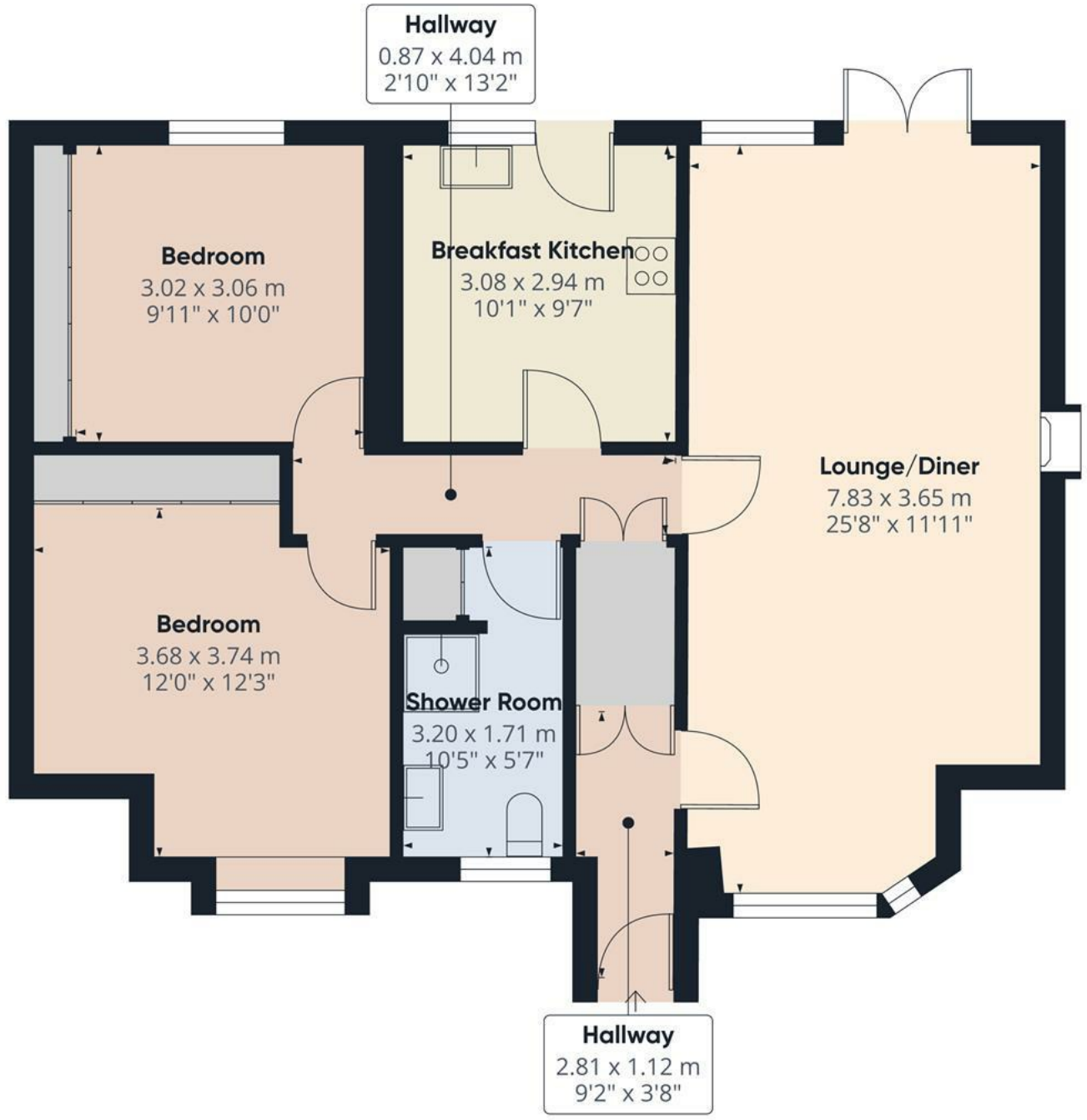

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Approximate total area(1)

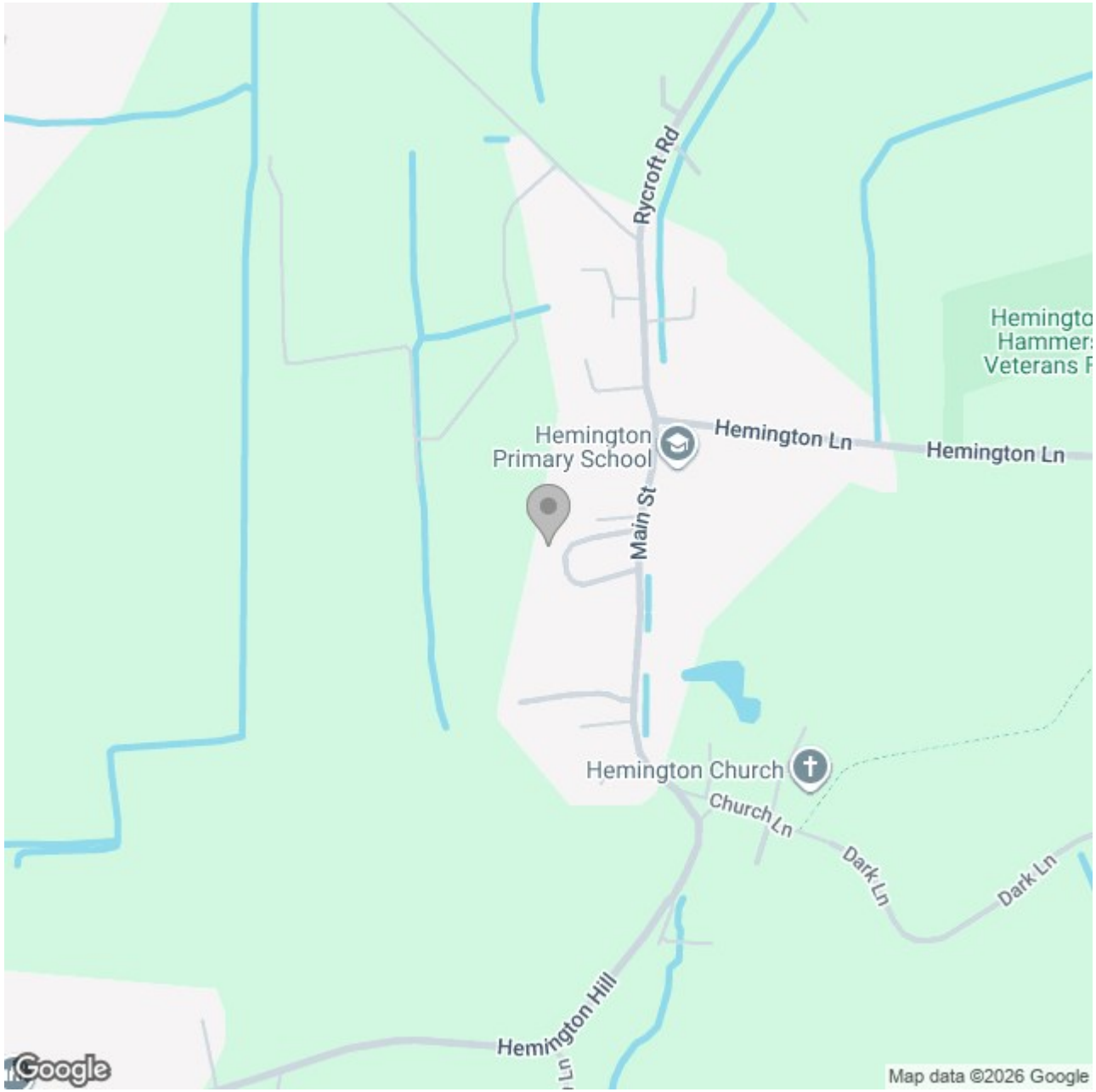
75.4 m²

811 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.