



 **2**  
Bedrooms

 **1**  
Bathroom





Kings are excited to bring this well-presented two-bedroom semi-detached house located in Hamilton on Raywell Road to the market. This property is an ideal home for first time-buyers, small families or working professionals looking to get onto the property ladder or find a cozy yet spacious home. The location of the property is also beneficial being found within the newly built Hamilton estate which is within close proximity to local amenities including schools, shops, supermarkets, parks, access routes and places of worship.

This property is one not to miss out on due to the fact that there is no chain on the property and additional benefits including; being the corner plot, having a large garden, a driveway big enough for multiple vehicles, an air conditioning unit in the master bedroom, the possibility to be left fully/part/un-furnished, gas central heating and double-glazing throughout. Available by appointment only. Call Kings now 0116 352 7012!!!!



Kings are excited to bring this well-presented two-bedroom semi-detached house located in Hamilton on Raywell Road to the market. This property is an ideal home for first time-buyers, small families or working professionals looking to get onto the property ladder or find a cozy yet spacious home. The location of the property is also beneficial being found within the newly built Hamilton estate which is within close proximity to local amenities including schools, shops, supermarkets, parks, access routes and places of worship.

As you enter the property you initially make your way through a small entrance hallway with the stairs located directly in front of you and the living room to the right. The living room provides access to the remainder of the ground floor including the kitchen/diner and downstairs wc. The living room stretches the front of the property and brings with it a spacious living area with an element of warmth making it an ideal wind down spot for the owners. The kitchen/diner stretches the rear of the property making it a great hosting spot for guests and requires next to no work with a modern layout, fitted worktops and double-door garden access. As you proceed up the stairway onto the first floor you are introduced to a spacious landing area providing access to both double bedrooms, the family bathroom and an integrated storage cupboard. Bedrooms one and two are both double bedrooms with bedroom one taking more of a horizontal layout stretching the front of the property and bedroom two taking more of a vertical layout. The family bathroom is large enough to handle the morning rush with tiling throughout, a bath/shower, sink and rear facing double-glazed window.

This property is one not to miss out on due to the fact that there is no chain on the property and additional benefits including; being the corner plot, having a large garden, a driveway big enough for multiple vehicles, an air conditioning unit in the master bedroom, the possibility to be left fully/part/un-furnished, gas central heating and double-glazing throughout. Available by appointment only. Call Kings now 0116 352 7012!!!!

## Property Info

### Ground Floor

**Living Room:** 4.35m x 3.72m (14'3" x 12'2") – spacious living area stretching the front of the property consisting of carpeted flooring, access to under-stair storage, a front facing double-glazed window, wall mounted radiator and access to the kitchen/diner

**Kitchen/Diner:** 4.01m x 4.74m (13'2" x 15'7") – stretching the rear of the property consisting of fitted worktops and storage cupboards, an integrated oven/hob, sink, wall mounted radiator, wall mounted television, a rear facing double-glazed window and access to the downstairs wc and garden.

**WC:** 0.99m x 1.43m (3'3" x 4'8") – added convenience with a downstairs wc consisting of a toilet and sink

## First Floor

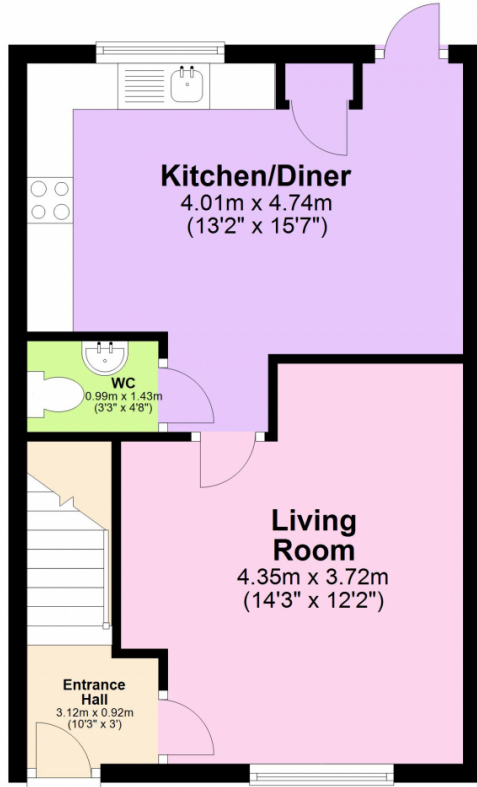
**Bedroom One:** 2.98m x 4.74m (9'9" x 15'7") – double bedroom stretching the front of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator, air conditioning unit and access to an integrated storage cupboard.

**Bedroom Two:** 4.55m x 2.55m (14'11" x 8'4") – double bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator.

**Bathroom:** 2.35m x 2.10m (7'9" x 6'10") – family bathroom located at the rear of the property consisting of tiling throughout, a toilet, sink, bath and rear facing double-glazed window.

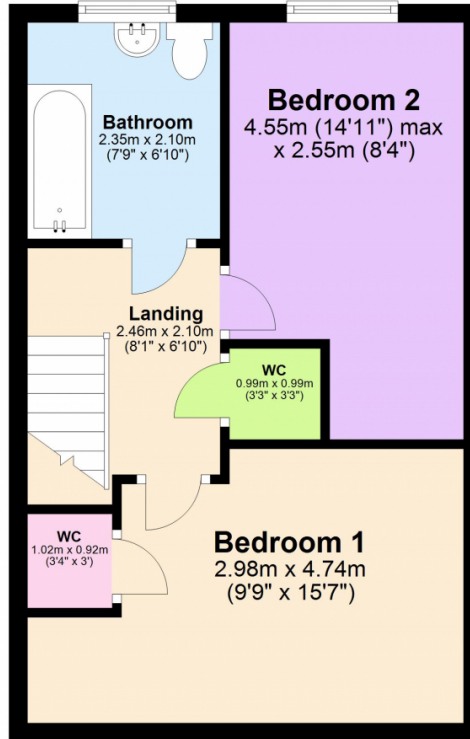
**Ground Floor**

Approx. 35.7 sq. metres (384.5 sq. feet)



**First Floor**

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 71.8 sq. metres (772.9 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

