



Clarkwell Road
Hamilton, ML3 9RQ

move n

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Mid-Terraced

**3 Bedrooms
1 Reception
1 Bathroom**



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KEY FEATURES

- Mid-terraced home in a popular location
- Full length lounge with space for dining and grey laminate flooring
- Good sized kitchen with a separate utility room and large storage cupboard
- 3 bedrooms on the first floor
- Modern bathroom suite
- Front and rear gardens laid to lawn
- Close to Hamilton town centre, shops, restaurants, bars and retail parks
- Good public transport links with Hamilton West and Central Train stations as well as the bus station nearby
- Easy access to the M74 motorway and East Kilbride Expressway
- COUNCIL TAX BAND: B - EPC RATING: C



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Clarkwell Road, Hamilton, ML3 9RQ

Move On are delighted to present to the market this 3 bedroom mid-terraced home in Hamilton - Clarkwell Road.

The accommodation features: a full length lounge with space for dining, and grey laminate flooring; good sized kitchen with the handy addition of a separate utility room and large storage cupboard; 3 bedrooms on the first floor; and a modern bathroom suite finished with white and grey marble effect wall panelling, and tiled flooring.

Externally, both the front and rear gardens are mostly laid to lawn, and on street parking is available.

Clarkwell Road is located between Townhill Road and Hillhouse Road, just outside Hamilton town centre which has a great selection of retail outlets, shops, bars, restaurants, cinema, and sports facilities. For those commuting, the M74 and East Kilbride expressway are easily accessible, and Hamilton West and Central train stations, as well as the Bus station are nearby.



ROOM MEASUREMENTS

Lounge: 5.54m (18' 2") x 3.35m (11' 0")

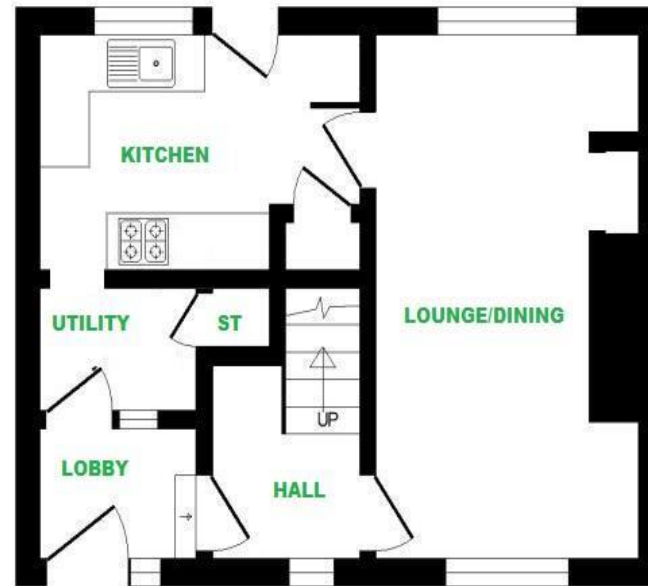
Kitchen: 3.94m (12' 11") x 2.60m (8' 6")

Bedroom 1: 3.93m (12' 11") x 3.72m (12' 2")

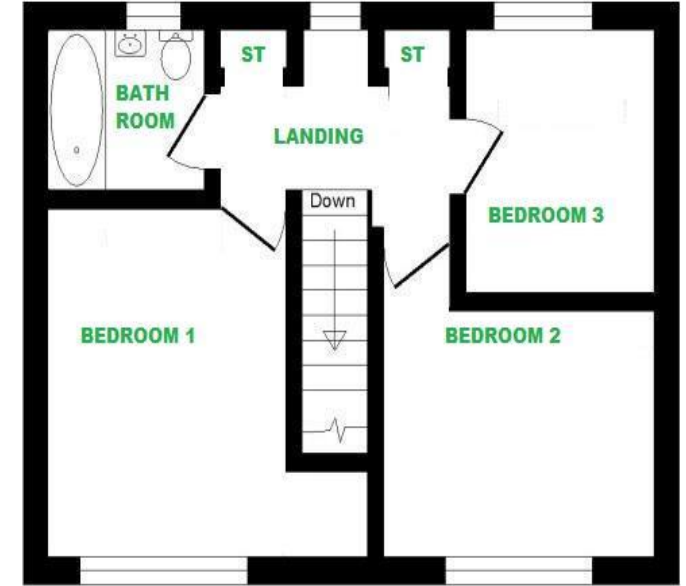
Bedroom 2: 3.74m (12' 3") x 3.33m (10' 11")

Bedroom 3: 2.74m (9' 0") x 2.33m (7' 8")

Bathroom: 1.88m (6' 2") x 1.70m (5' 7")



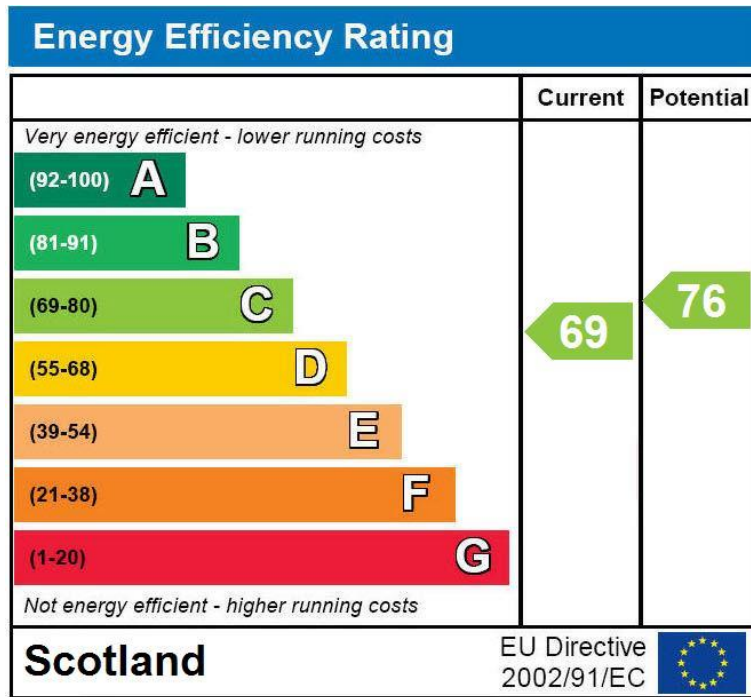
GROUND FLOOR



FIRST FLOOR

Floorplans are indicative only - NOT TO SCALE

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

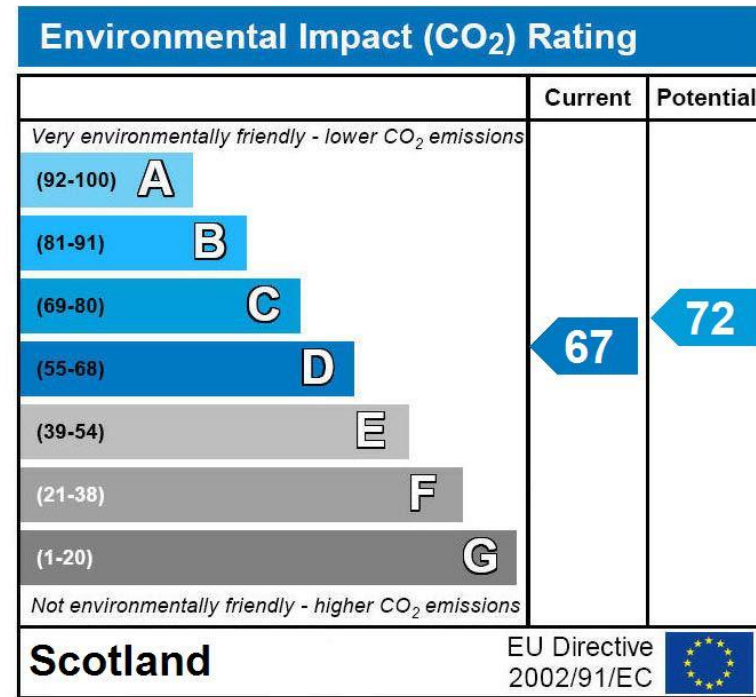


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (69)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (67)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



166 Merry Street, Motherwell, ML1 1NA

EMAIL : info@moveonhomes.co.uk

WEB : www.moveonhomes.co.uk

01698 757 125

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