

# Bartram & Co



12 Hamilton Drive

Towcester, Towcester, NN12 6PN

Offers Over £249,950 - Freehold



Council Tax Band: B Service Charge: x Ground Rent: x



## 12 Hamilton Drive

Towcester, Towcester, NN12 6PN

Bartram & Co are pleased to present this modern two-bedroom mid-terraced house, ideally located on a quiet side road within the desirable Racecourse development in Towcester. This property is well-positioned and beautifully presented. It features an upgraded, fitted kitchen with integrated appliances. Additional benefits include UPVC double glazing throughout, gas radiator central heating, an open-plan lounge/kitchen/diner, a cloakroom, two bedrooms, a family bathroom, and tandem parking for two cars. The property also boasts gardens to both the front and rear.

### LOCATION:

Situated within the heart of this thriving market town and close to Towcester's many amenities including primary and secondary schools, shops, bars and restaurants, doctor and dentist surgeries and the leisure centre. There is good access to the main roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively. Sporting activities in the area include golf at Whittlebury Hall, Silverstone & Woburn, sailing at Caldecotte Lake, water sports at Willen Lake, local junior sports teams including football, rugby, netball, hockey and cricket and motor racing at the home of the British Grand Prix, Silverstone circuit.

### ENTRANCE HALL:

UPVC door to the front with stairs rising to the first floor, door leading to Open plan Kitchen/Living room.

### OPEN PLAN KITCHEN/LIVING:

22'4" x 12'0" (6.82 x 3.68)

Double glazed window to front aspect. Fitted in a range of base and eye level cupboards with quartz working surfaces. The Kitchen has an integrated dishwasher, fridge freezer, electric oven, four-place electric hob with extractor hood over with quartz splash back, a one-and-a-half bowl sink drainer with mixer tap, cupboard housing the gas-fired wall mounted boiler.





**LIVING ROOM:**

Double glazed french doors to the rear garden and a double glazed window to the rear aspect. Radiator. Door to:

**W.C:**

Two-piece suite comprising of a Wash hand basin, Low level toilet and radiator.

**LANDING:**

Doors leading to all rooms:

**BEDROOM ONE:**

12'0" x 8'3" (3.68 x 2.53)

Double-glazed window to rear aspect, Radiator.

**BEDROOM TWO:**

11'10" x 6'6" (3.61 x 1.99)

Double-glazed window to the front aspect. Radiator.

**BATHROOM:**

6'6" x 5'5" (2.00 x 1.67)

A white three-piece suite comprising a panelled bath with mixer tap and shower head over, a pedestal wash hand basin and a low-level WC. Tiled splash backs. Extractor fan. Radiator.

**REAR GARDEN:**

Laid mainly to lawn with patio area and pathway to rear access via a wooden gate. Storage shed. Enclosed by timber fencing.

**OUTSIDE: FRONT:**

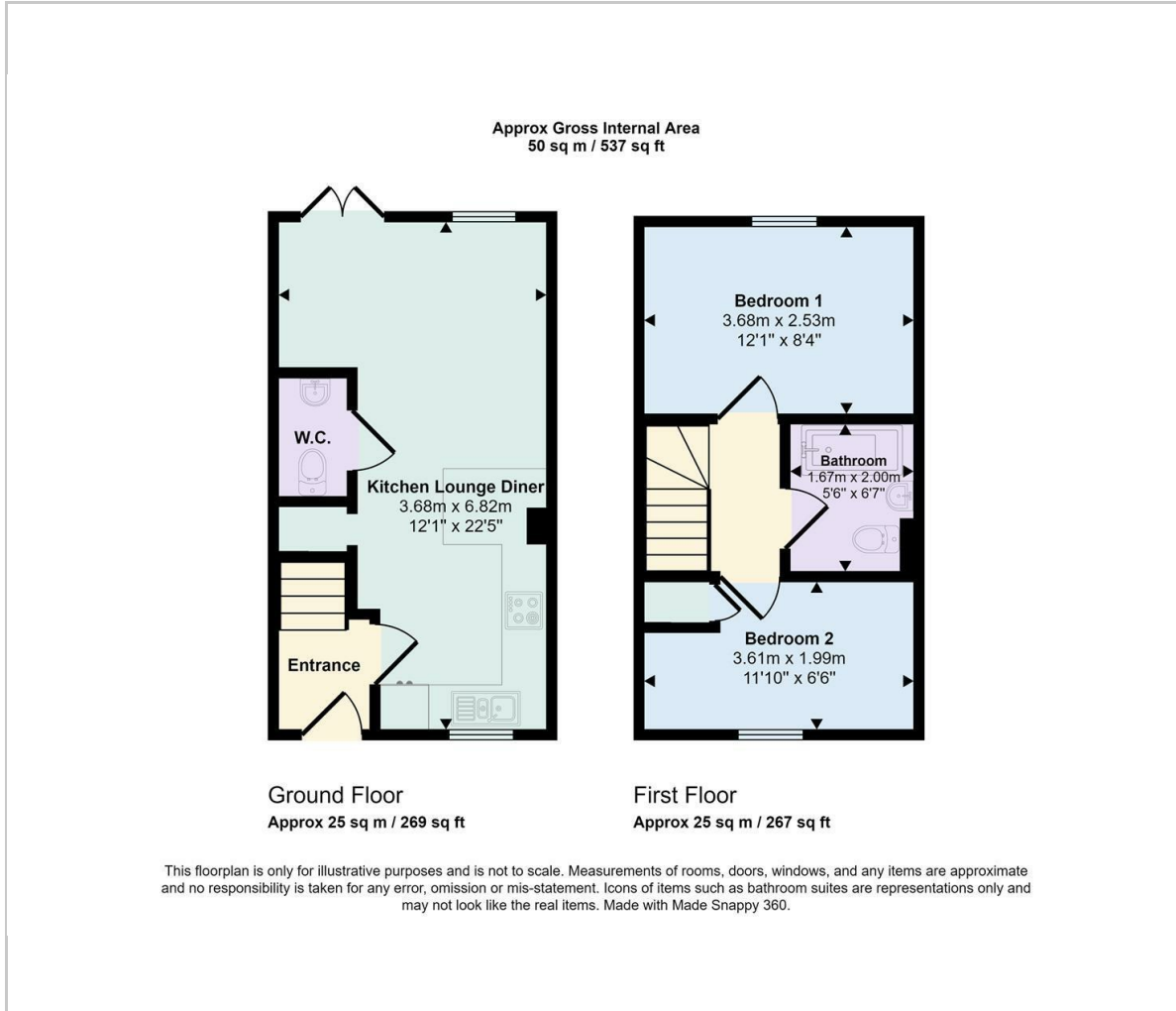
Low maintenance front garden laid to shingle, Paved path to front door, Tandem parking for two vehicles.

**ESTATE CHARGE:**

A nominal estate charge is payable for maintenance of the common areas and green space. The charge has not been levied but will be payable in the future.



## Floor Plan



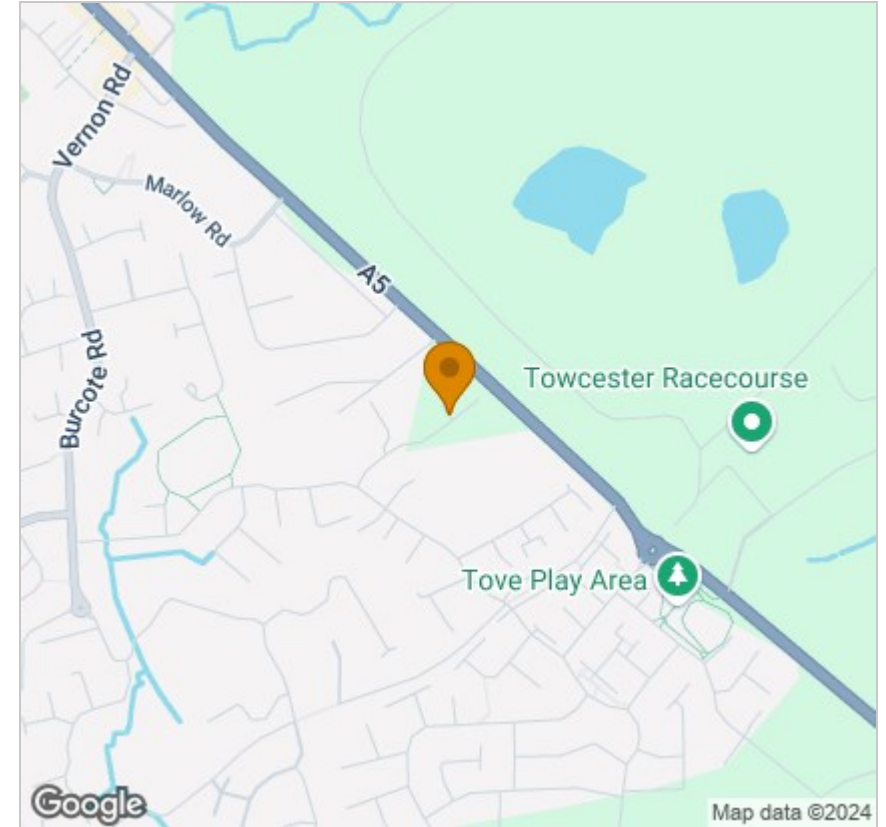
## Viewing

Please contact our Towcester Office on 01327 359164 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

