

## Columbine Road, Hamilton

£325,000

A vacant three bedroom DETACHED home in the popular residential suburb of HAMILTON offered with NO UPWARD CHAIN.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge  
Estate Agents

0116 271 3333







### **Entrance Hall**

With stairs to first floor, radiator.

### **Ground Floor WC**

With double glazed window to the front elevation, vinyl floor, low-level WC, wash hand basin, radiator.

### **Lounge** 13' 7" x 12' 2" (4.14m x 3.71m)

With box bay window to the front elevation, gas fire with surround and hearth, two radiators, archway leading to dining room.

### **Dining Room** 10' 1" x 8' 7" (3.07m x 2.62m)

With double glazed patio doors to the rear elevation, radiator.

### **Kitchen** 15' 0" x 11' 8" (4.57m x 3.56m)

With double glazed windows to the rear elevation, laminate floor, under stairs pantry cupboard, two stainless steel sink and drainer units, a range of wall and base units with work surface over, breakfast bar, oven and hob with extractor hood over, space for dishwasher, space for washing machine, space for tumble dryer, wall mounted boiler, radiator.



### **First Floor Landing**

With storage cupboard housing water tank.

**Bedroom One** 10' 3" x 9' 4" (3.12m x 2.84m)

Measurement up to wardrobes. With double glazed window to the front elevation, built-in wardrobes, radiator.

**En-Suite** 6' 8" x 5' 8" (2.03m x 1.73m)

With double glazed window to the front elevation, vinyl floor, wash hand basin, low-level WC, shower cubicle, part tiled walls, radiator.

**Bedroom Two** 11' 5" x 8' 5" (3.48m x 2.57m)

With double glazed window to the rear elevation, radiator.

**Bedroom Three** 12' 1" x 7' 6" (3.68m x 2.29m)

With double glazed windows to the front and side elevations, fitted desk, storage cupboard, radiator.

**Bathroom** 7' 6" x 6' 7" (2.29m x 2.01m)

With double glazed window to the rear elevation, vinyl floor, part tiled walls, bath, low-level WC, wash hand basin, radiator.

### **Front Garden**

With lawn area.

### **Rear Garden**

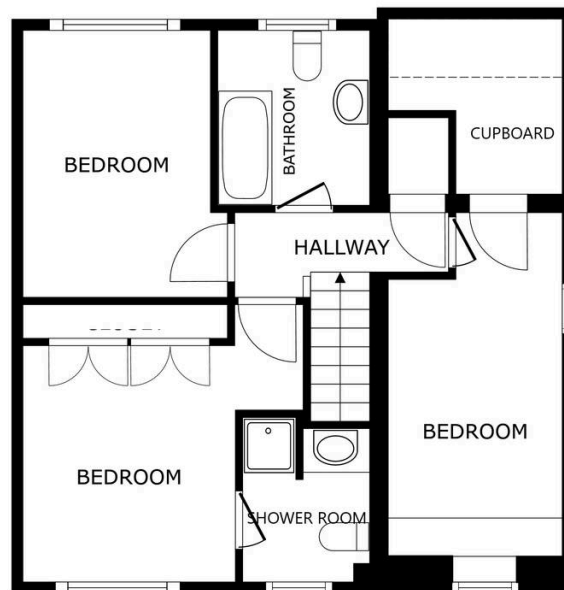
With gate to side access, paved pathway, paved patio area, lawn, fenced and walled perimeter.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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