



Hamilton Drive, Towcester, NN12 6PN



9 Hamilton Drive  
Towcester  
NN12 6PN

£270,000

**A modern 2 bedroom house benefiting from an open plan living space, driveway for two cars, front and rear gardens.**

The property has accommodation set on two floors comprising an entrance hall, open plan kitchen/ livingroom/ dining room and a cloakroom. On the first floor, 2 bedrooms and a bathroom.

Outside the property has garden to the front, good size rear garden and an adjacent driveway for two cars.

- Semi Detached House
- Open Plan Living Space
- 2 Bedrooms
- Downstairs WC
- Driveway for 2 Cars
- Front & Rear Gardens
- Popular New Development
- Good size plot





### Ground Floor

The front door opens to an entrance hall which has stairs to the first floor and a door to the open plan living space.

The open plan living space has a kitchen area with a range of units to floor and wall levels, worktops and a one and a half bowl sink unit. Integrated gas hob, slimline dishwasher, extractor hood and electric oven. Space for a fridge freezer and plumbing for a washing machine. Window to the front. Small breakfast bar. The remainder of the room is dedicated to a living/dining area with windows to the side and rear and French doors opening to the rear garden.

A cloakroom has a WC and wash basin.

### First Floor

The landing has doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a large recess, ideal for wardrobes, a built in cupboard and access to the loft.

Bedroom 2 is a good size bedroom located to the rear.

The bathroom has a three-piece suite in white comprising WC, wash basin and a bath with glass screen and shower over. Tiled walls and a window to the rear.

### Outside

Small front garden, driveway to the side providing off-road parking for two cars and gated access to the rear garden.

The rear garden is landscaped with a patio, lawn and enclosed by fencing.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed).

Local Authority: West Northants Council

Council Tax Band: B

### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

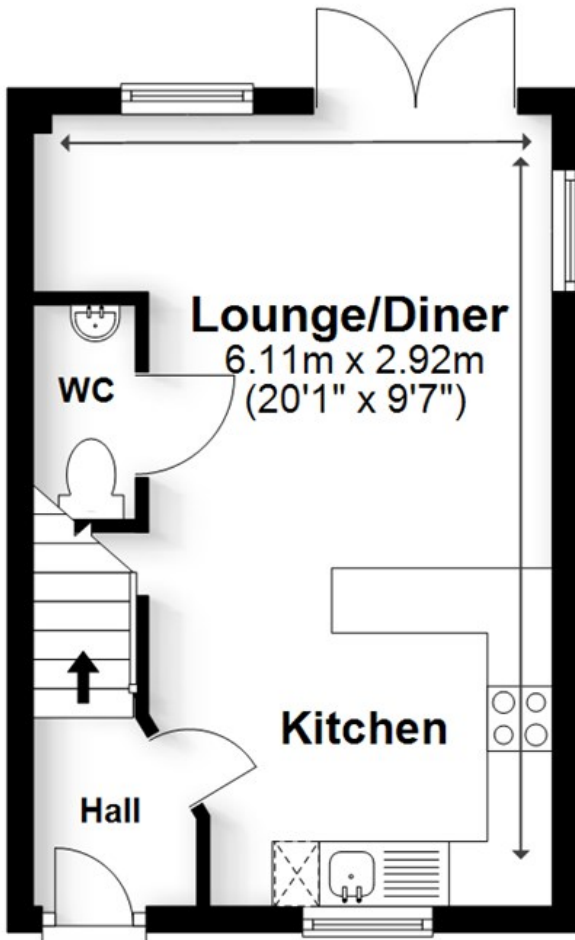
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### Disclaimer

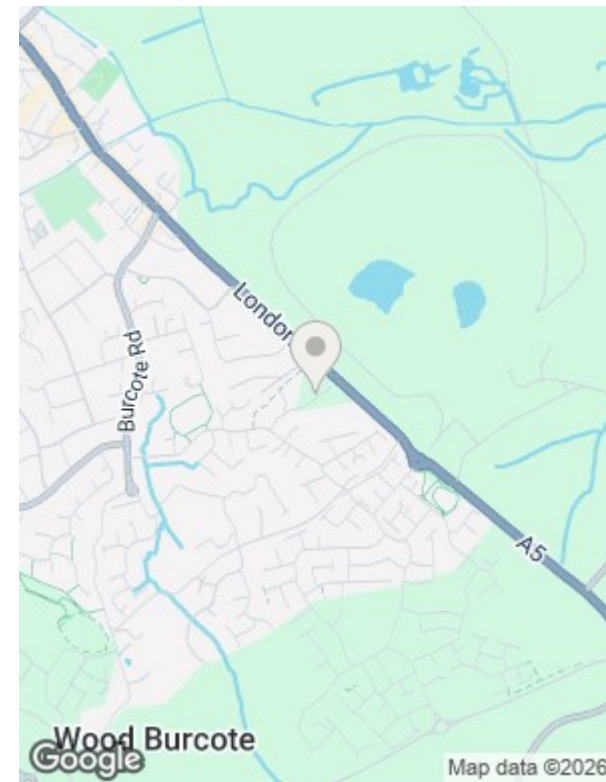
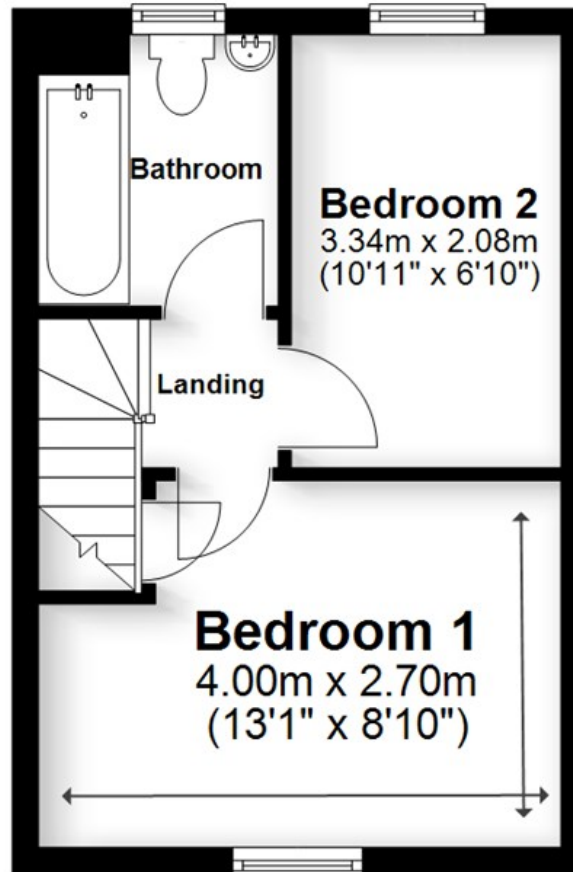
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



## Ground Floor



## First Floor



### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

📞 01908 561010

✉️ stony@carters.co.uk

🖱️ carters.co.uk

🗨️ 59 High Street, Stony Stratford, MK11 1AY



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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	

