



**SPEEDWELL DRIVE, HAMILTON, LEICESTER**

**OIRO £215,000**



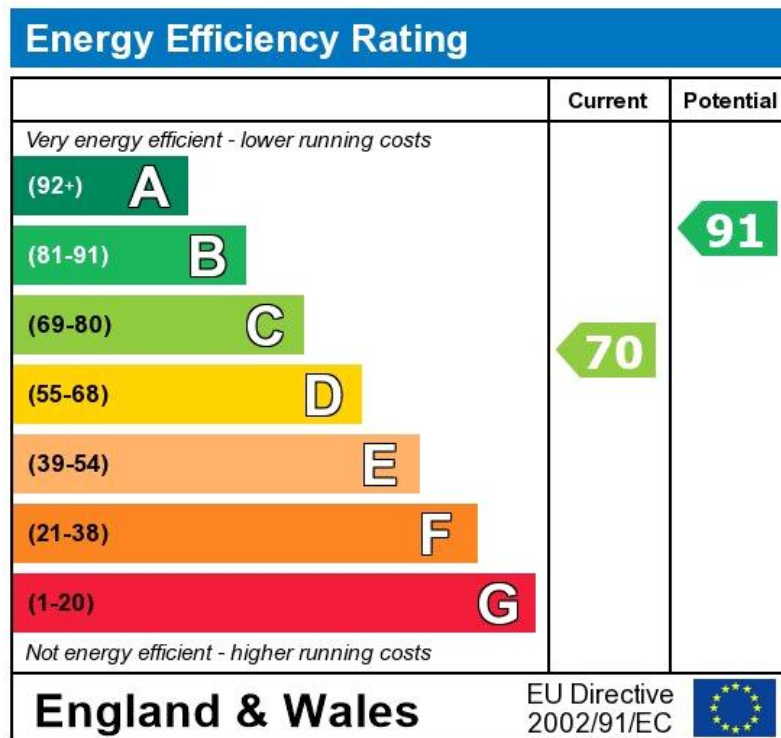
**TWO-BEDROOM TERRACED HOME | CUL-DE-SAC  
LOCATION | LARGE GARDEN & DOUBLE DRIVEWAY**

**PROPERTY REFERENCE CODE: RS0181**

## **SPEEDWELL DRIVE, HAMILTON, LEICESTER**

KCR Real Estate proudly presents this two-bedroom terraced home in Hamilton, Leicester. Situated on a quiet cul-de-sac, the property benefits from a spacious living room, fitted kitchen, large rear garden, double driveway and no onward chain.

- TWO-BEDROOM TERRACED PROPERTY
- CUL-DE-SAC LOCATION
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM
- LARGE REAR GARDEN
- DOUBLE DRIVEWAY/PARKING
- NO ONWARD CHAIN
- CONVENIENT HAMILTON LOCATION
- CONTACT KCR REAL ESTATE FOR A VIEWING!



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **This property consists of:**

KCR Real Estate proudly presents this well-positioned two-bedroom terraced property on Speedwell Drive, Hamilton, Leicester.

Situated on a quiet cul-de-sac, the property is conveniently located close to a range of local amenities, including shops, supermarkets, restaurants, schools, pharmacies, places of worship and excellent transport links. The property offers a straightforward and practical layout, with the ground floor comprising a spacious living room and kitchen, while the first floor provides two bedrooms and a family bathroom.

Upon entering, you are welcomed into the living room, which features carpeted flooring, a wall-mounted radiator, a large front-facing double-glazed window, useful integrated storage and stairs rising to the first floor. The living room also provides access through to the kitchen.

To the rear is the fitted kitchen, offering a range of wall and base storage units, work surfaces, integrated appliances and hardwood flooring. A rear-facing double-glazed window provides natural light, while a door gives direct access to the garden.

Upstairs, the landing provides access to both bedrooms and the family bathroom. The main bedroom is a comfortable double room with carpeted flooring, a front-facing double-glazed window, radiator and integrated storage cupboard. Bedroom two is a single room positioned to the rear, again benefiting from

carpeted flooring, a double-glazed window and radiator.

The family bathroom is located at the rear and comprises a three-piece suite, including a bath with shower, wash basin and WC.

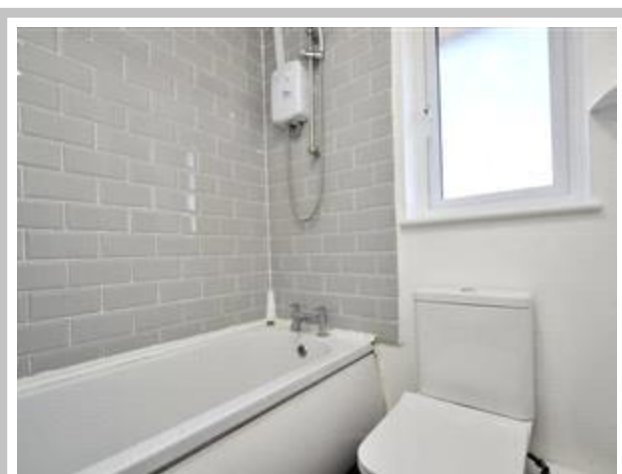
Externally, the property benefits from a large rear garden and double driveway/parking, while further advantages include the cul-de-sac setting, no onward chain and minimal work required.

Contact KCR Real Estate for a Viewing Today!

Council Tax Band: B

Tenure: Freehold

Garden details: Rear Garden





**TENURE:** We have been advised by the Vendors the property is Freehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.