

10 Hamilton Grove, Starcross

Guide Price **£235,000**

DART & PARTNERS
Established 1971







10 Hamilton Grove

Starcross, Exeter

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- A LOVELY TERRACED PROPERTY SITUATED IN A POPULAR LEVEL LOCATION WITHIN STARCROSS
- OFFERED TO THE MARKET IN GOOD DECORATIVE ORDER
- AN IDEAL FIRST TIME BUY
- IN EASY REACH TO ALL LOCAL AMENITIES AND TRANSPORT LINKS
- ENTRANCE PORCH WITH STORAGE
- SITTING ROOM, KITCHEN DINER
- TWO DOUBLE BEDROOMS
- FAMILY SHOWER ROOM
- UPVC DOUBLE GLAZING, NEWLY INSTALLED GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN, ALLOCATED PARKING SPACE
- NO ONWARD CHAIN

Offered to the market with NO ONWARD CHAIN and in good decorative order is this lovely two bedroom terraced property situated in a popular level location within Starcross, in easy reach to all local amenities and transport links. The accommodation briefly comprises; entrance porch, sitting room, kitchen diner, two double bedrooms, family shower room, uPVC double glazing, newly installed gas central heating, enclosed rear garden and allocated parking space. An ideal first time buy. Viewing comes highly recommended.

Obscure glazed uPVC front door into...

ENTRANCE PORCH

With double doors opening to shoe/storage cupboard with timber shelving, wall mounted consumer unit and electric meter. Door through into...

SITTING ROOM

With uPVC double glazed window to front, two radiators, power points, telephone socket. Stairs rising to first floor. Door through into the...

KITCHEN DINER

uPVC double glazed window to rear along with uPVC door giving access out to the rear garden. DINING AREA with space for dining table and chairs, radiator, power points. The KITCHEN has a matching range of high gloss wall and base units with roll top work surface over, inset stainless steel sink drainer, integrated electric oven and four ring electric hob with extractor above, tiled splash backs, power points, space and plumbing for washing machine, space for fridge freezer.

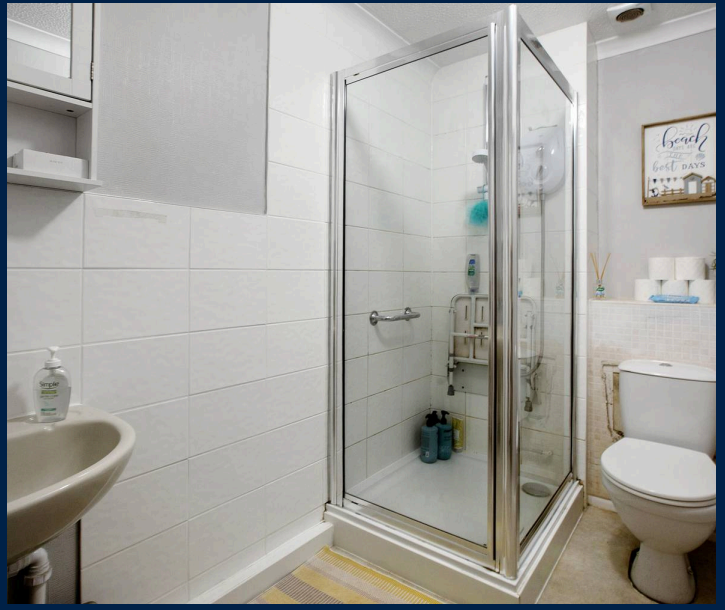












FIRST FLOOR LANDING

Loft access hatch with built in loft ladder. The loft is partially boarded and houses the gas boiler. Doors to...

FAMILY SHOWER ROOM

White suite comprising low level WC, coloured pedestal wash hand basin, glazed shower enclosure with wall mounted electric shower, tiled splash backs, chrome ladder heated towel rail, extractor fan.

BEDROOM ONE

With uPVC double glazed window to rear, radiator, power points, useful built in storage cupboard.

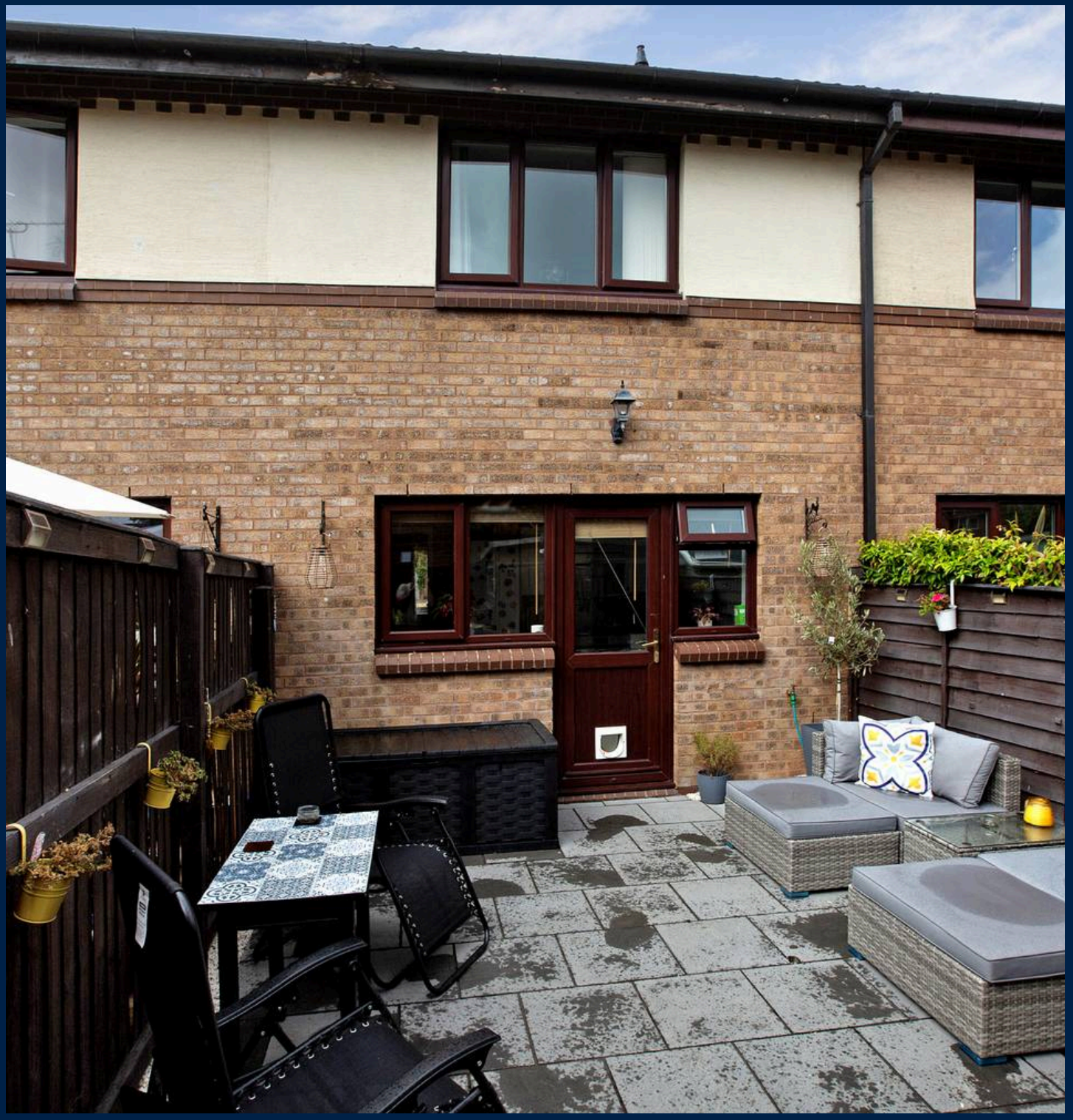
BEDROOM TWO

With two uPVC double glazed windows to front, radiator, power points.

OUTSIDE

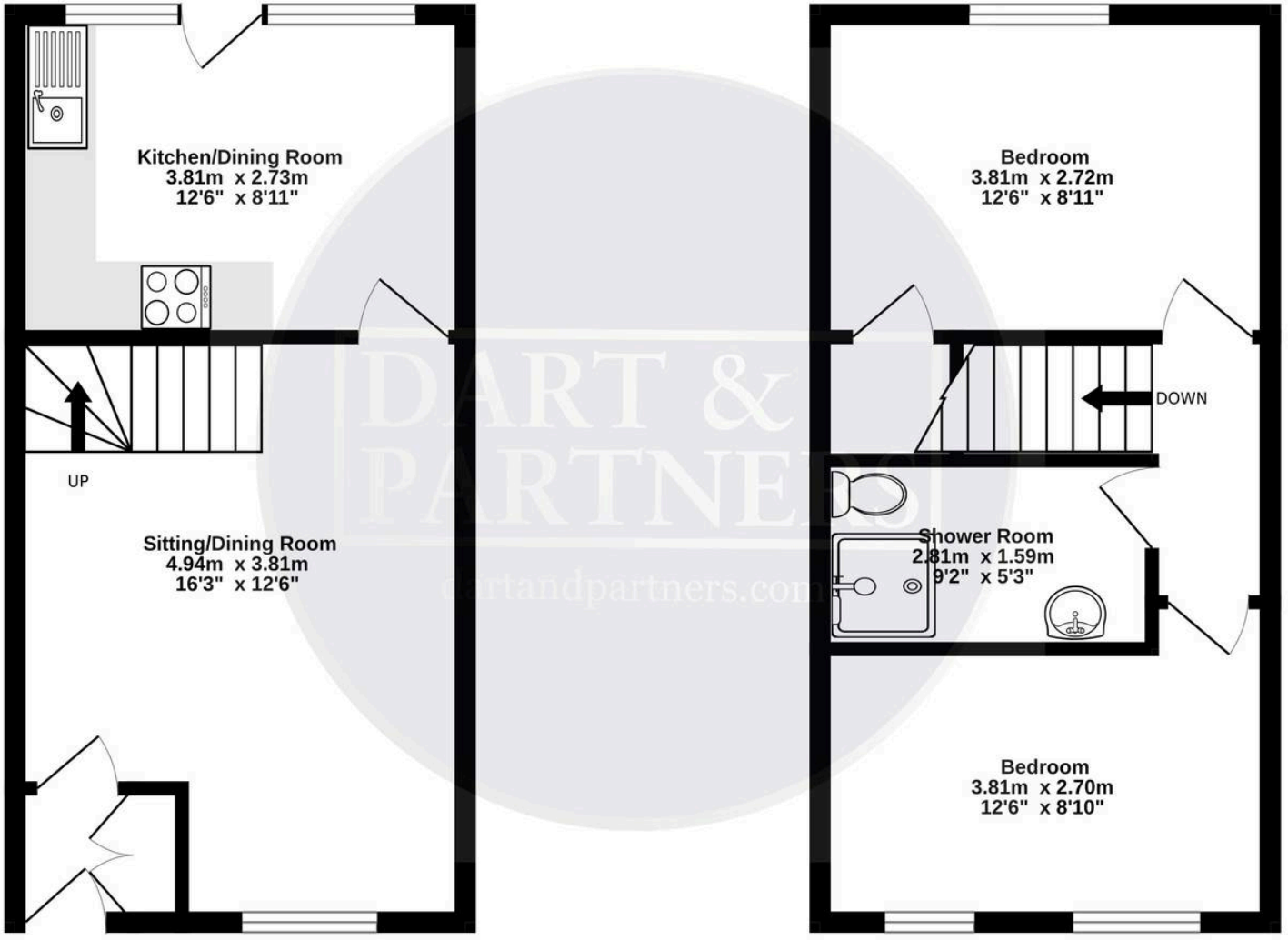
To the front there is an ALLOCATED PARKING SPACE whilst to the rear there is a fully enclosed garden making it child and/or pet safe. Timber access gate. Useful timber shed/studio with power. The garden is arranged for ease of maintenance and is predominantly laid to paving. Outside water tap.

You can include any text here. The text can be modified upon generating your brochure.



Ground Floor
29.2 sq.m. (314 sq.ft.) approx.

1st Floor
29.2 sq.m. (314 sq.ft.) approx.



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TOTAL FLOOR AREA : 58.4 sq.m. (628 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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