

10 Hamilton Drive

**TOWCESTER
NN12 6PN**

£315,000



- **END OF TERRACE**
- **MASTER WITH EN SUITE**
- **UPVC DOUBLE GLAZING**
- **EV CHARGING POINT**

- **THREE BEDROOMS**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A modern end-terrace house presents an excellent opportunity for families and professionals alike. The property boasts a well-designed layout, featuring one inviting reception room that serves as a perfect space for relaxation or entertaining guests.

With three spacious bedrooms, there is ample room for everyone to enjoy their own private sanctuary. The two bathrooms add convenience for busy mornings and provide a comfortable setting for unwinding after a long day.

The house is set in a desirable location, offering a blend of modern living with the tranquillity of a suburban environment. Additionally, the property includes parking for two vehicles, ensuring that you will never have to worry about finding a space.

This delightful home is ideal for those seeking a blend of comfort and practicality in a vibrant community. Don't miss the chance to make this property your own.

Ground Floor

Entrance Hall

Radiator, vinyl flooring, stairs leading to first floor landing, under stairs storage cupboard, doors to:

Cloakroom

Suite comprising low level WC, hand wash basin, tiled splash areas, radiator, vinyl flooring.

Kitchen/Dining Room

15'6" x 7'11" (4.74 x 2.42)

Modern fitted kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, eye level cupboards, fitted integral fridge/freezer, washing machine and dishwasher, fitted gas hob with extractor fan above, electric oven, vinyl flooring, radiator, UPVC double glazed windows to front and side.

Lounge

15'5" x 8'5" (4.70 x 2.58)

Vinyl flooring, radiator, UPVC double glazed window to rear, French doors to rear.

First Floor

Landing

Storage cupboard, doors to:

Bedroom One

11'11" x 9'0" (3.64 x 2.75)

Radiator, built in wardrobe, UPVC double glazed window to front, door to:

En Suite

Suite comprising shower unit with shower unit above, hand wash basin, low level WC, vinyl flooring, radiator, UPVC double glazed window to front.

Bedroom Two

8'8" x 8'5" (2.65 x 2.59)

Radiator, UPVC double glazed window to front.

Bedroom Three

8'5" x 6'5" (2.59 x 1.96)

Radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising bath unit, hand wash basin, low level WC, tiled splash areas, radiator, UPVC double glazed window to side.

Externally**Front Garden**

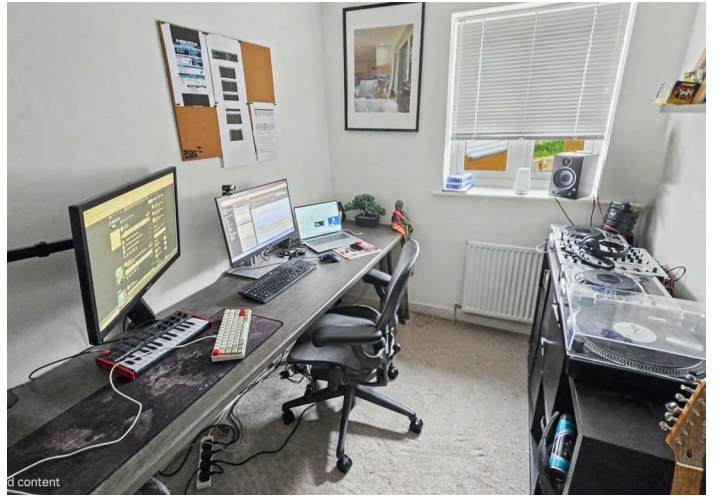
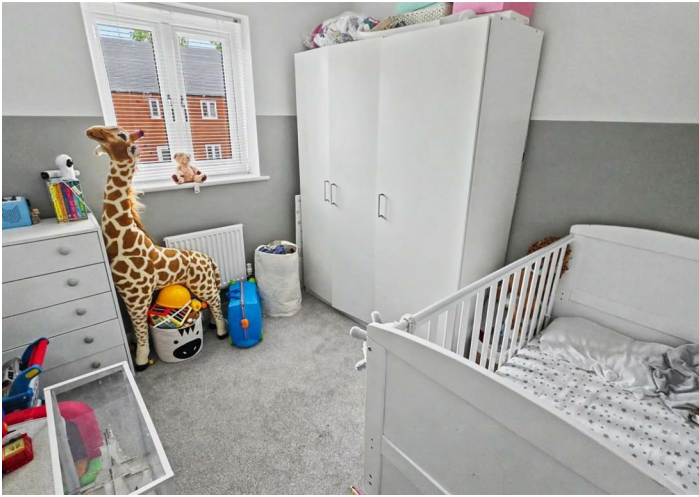
Mainly laid with slate, pathway to front door, tarmac driveway to the side providing off road parking, EV Charger.

Rear Garden

Paved patio area leading to lawn, timber shed, timber gated access.

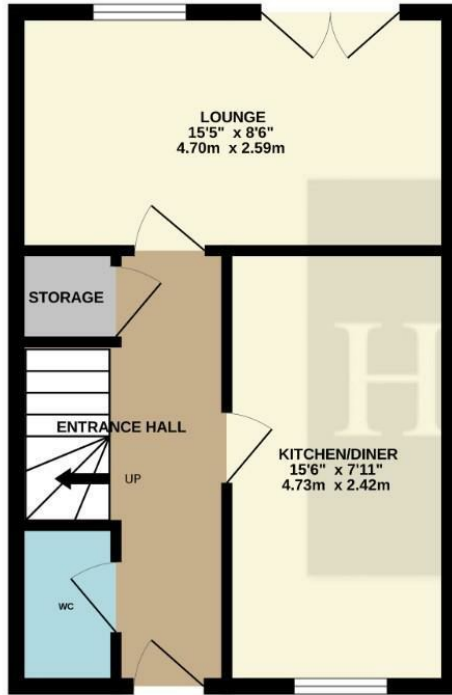
Agents Notes

Council Tax Band: C

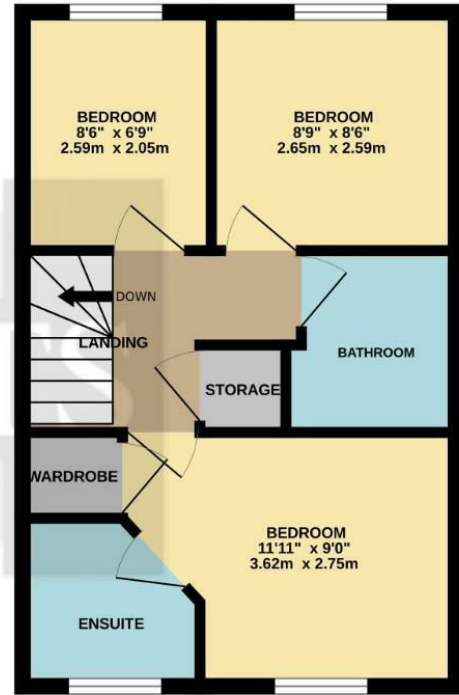




GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.

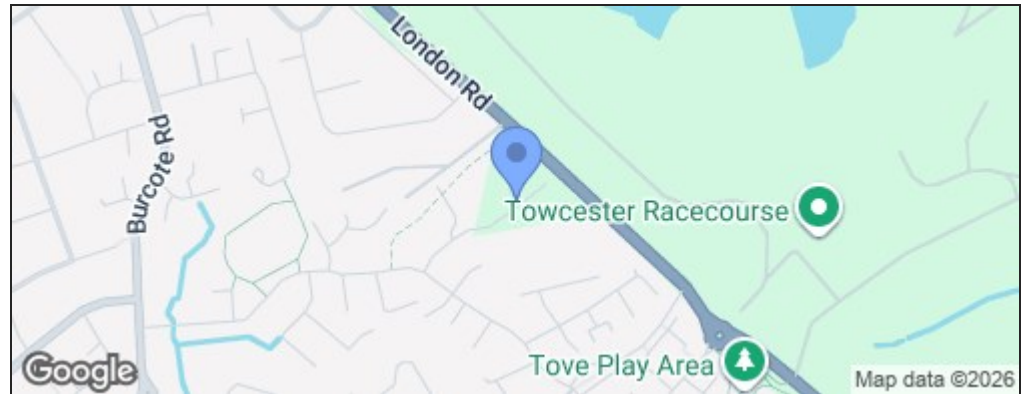


1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.8 sq.m.) 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.