9 Hamilton Drive

TOWCESTER
NN12 6PN

£270,000









- TWO BEDROOMS
- NICE SIZE PLOT
- BEUTIFULLY PRESENTED
- DOWNSTAIRS CLOAK ROOM
- GREAT POSITION
- OFF ROAD PARKING
- OPEN PLAN LIVING
- ENERGY EFFECIENCY RATING: B

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A beautifully presented two bedroom semi detached home built by Persimmon Homes in 2022 and situated on a quiet road within the highly desirable Towcester Racecourse Estate. The property offers modern open plan living with an upgraded fitted kitchen featuring integrated appliances, a cloakroom, two well proportioned bedrooms, and a contemporary family bathroom. Further benefits include UPVC double glazing, gas central heating, a fully enclosed south west facing rear garden, and driveway parking for several vehicles. Offered with a complete onward chain and an anticipated completion timeframe of June, July or August, this property is ideal for first time buyers, downsizers, or investors.

Ground Floor

Entrance Hall
UPVC door to the front with stairs rising to the first floor, door leading to Open plan Kitchen/Living room.

Open Plan Kitchen/Living Room
20'2" x 13'1" max (6.15m x 3.99m max)

Kitchen
Double glazed window to front aspect, fitted in a range of base and eye level cupboards with work surfaces over, the Kitchen has an integrated dishwasher, space for fridge freezer, electric oven and hob with extractor hood over, a one-and-a-half bowl sink drainer with mixer tap, cupboard housing the gas fired wall mounted boiler.

Living Room
Double glazed French doors to the rear garden and a double glazed window to the rear and side aspects, radiator, door to:

Cloakroom
Two piece suite comprising of a wash hand basin, low level WC, radiator.

First Floor

Landing
Doors leading to all rooms:

Bedroom One
9'11" x 8'5" (3.04m x 2.569m)
Double glazed window to front aspect, radiator.

Bedroom Two
11'0" x 6'9" (3.36m x 2.07m)
Double glazed window to the rear aspect, radiator.

Bathroom
A white three piece suite comprising a panelled bath with mixer tap and shower head over, a pedestal wash hand basin and a low level WC, tiled splashbacks, extractor fan, radiator.

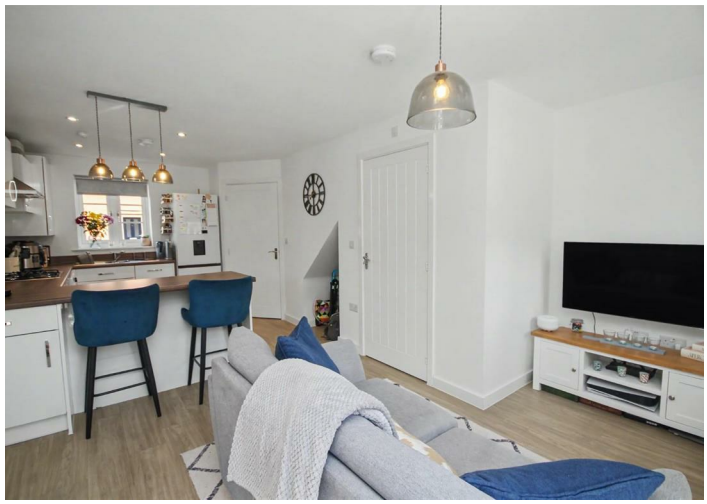
Externally

Front Garden
Low maintenance front garden laid to shingle, paved path to front door, tandem parking for two vehicles.

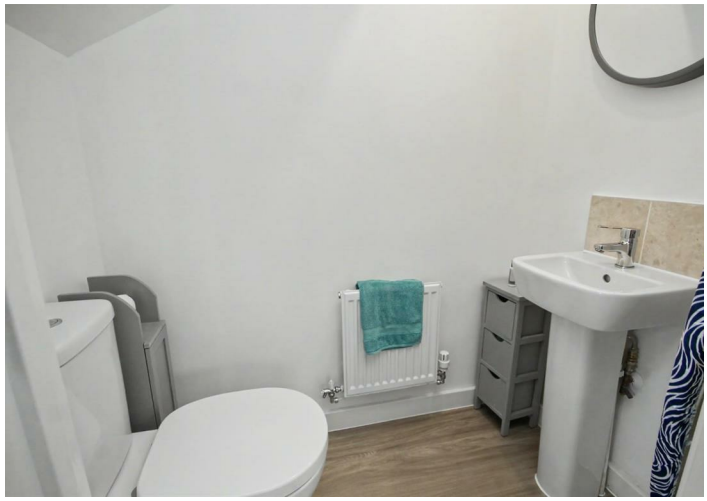
Rear Garden
Laid mainly to lawn with patio area and pathway to rear access via a wooden gate, storage shed, enclosed by timber fencing.

Agents Notes
Council Tax Band: B











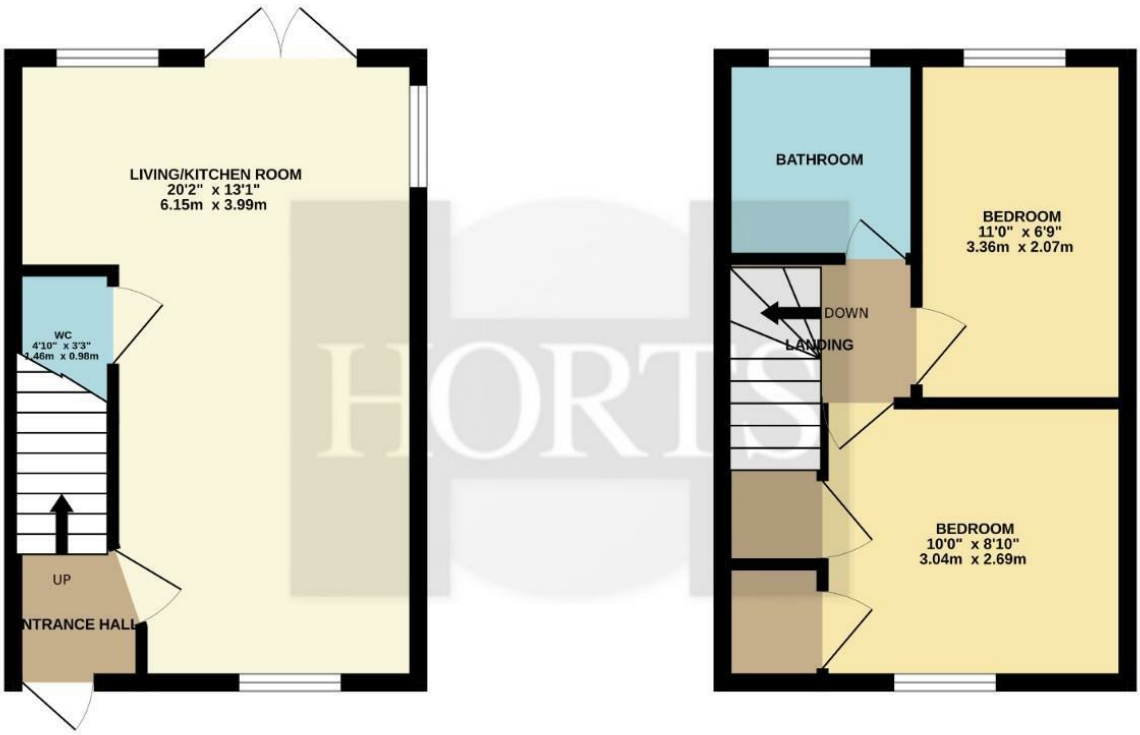






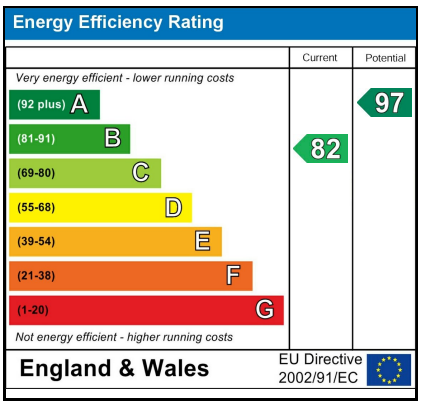
GROUND FLOOR
265 sq.ft. (24.6 sq.m.) approx.

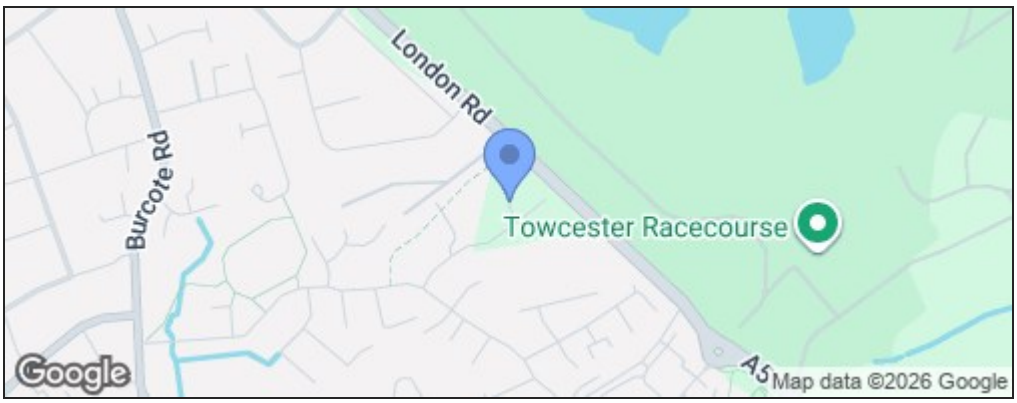
1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.2 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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