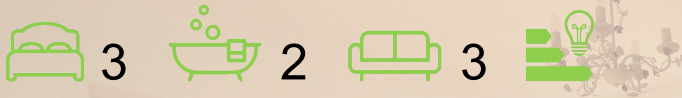




## 6 Hamilton Circle, Hamilton, LE5 1UT

Price £290,000



Welcome to this generous three-storey townhouse located in the highly sought-after area of Hamilton Circle, Hamilton, LE5. This delightful property boasts an impressive layout, featuring two spacious reception rooms, additional study/office that provide ample space for both relaxing, practicality and entertaining. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra room.

The townhouse includes two modern bathrooms, ensuring convenience. The property is designed to offer both comfort and functionality, making it an ideal choice for contemporary living.

Situated in a popular location, this home is conveniently close to local schools, making it an excellent choice for families with children. Additionally, you will find a variety of amenities just a stone's throw away.

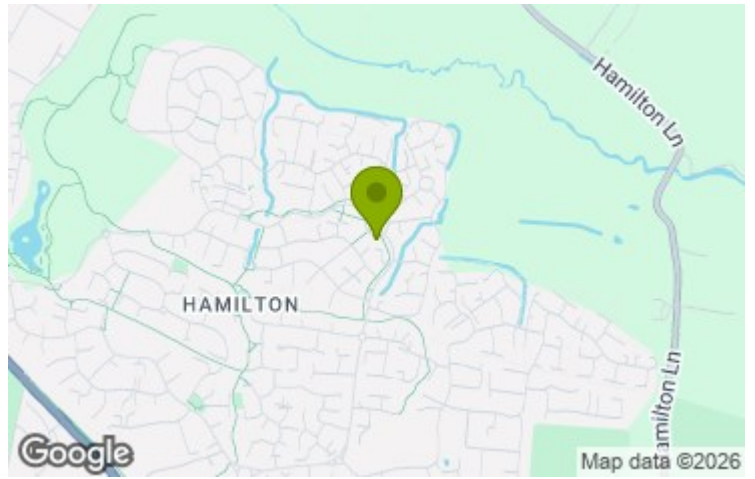
The secure garage provides peace of mind and easy access. This townhouse truly offers a perfect blend of space, comfort, and convenience in a vibrant community.


Do not miss the opportunity to make this wonderful property your new home. Contact Set To Let Estate Agents today to arrange a viewing.


- 3 Bed Townhouse
- Hamilton
- Generous Property
- Large Living Accommodation
- Secure Garage
- Near Schools
- Near Amenities
- Call Set To Let
- No Chain

### Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.



| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  |   |           |
| (92 plus) <b>A</b>                          |  |   |           |
| (81-91) <b>B</b>                            |  |   |           |
| (69-80) <b>C</b>                            |  |   |           |
| (55-68) <b>D</b>                            |  |   |           |
| (39-54) <b>E</b>                            |  |   |           |
| (21-38) <b>F</b>                            |  |   |           |
| (1-20) <b>G</b>                             |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current   | Potential |
|---|--|---|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |   |           |
| (92 plus) <b>A</b>  |  |   |           |
| (81-91) <b>B</b>  |  |   |           |
| (69-80) <b>C</b>  |  |   |           |
| (55-68) <b>D</b>  |  |   |           |
| (39-54) <b>E</b>  |  |   |           |
| (21-38) <b>F</b>  |  |   |           |
| (1-20) <b>G</b>   |  |   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |   |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC  |           |



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