



Hamilton Drive, Towcester, NN12 6PN



11 Hamilton Drive
Towcester
NN12 6PN

£325,000

A well presented 3 bedroom semi detached house with driveway for two to three cars, located on this modern and popular development on the edge of Towcester.

The property has accommodation set on two floors comprising; entrance hall, cloakroom, lounge/dining room, and a kitchen with fitted appliances. On the first floor, there are 3 bedrooms, en-suite to the master bedroom plus a family bathroom. Outside the property has gardens to the front and rear. Driveway providing parking for two/three cars to the side.

- 3 Bedrooms
- Semi Detached
- Fitted Kitchen with Appliances
- Driveway for 2/3 Cars
- Bathroom & En-Suite
- Cloak Room
- Landscaped Garden
- Popular New Development





Ground Floor

The front door opens to a hall with stairs to the first floor and doors to all rooms.

The cloakroom has a white suite comprising W.C. and wash basin.

A lounge/dining room is located to the rear with French doors and window to the rear. Under stairs cupboard. Plenty of space for dining table, sofas and chairs etc.

The fitted kitchen has a range of units to floor and wall levels with worktops and a sink unit. Integrated appliances include a gas hob, extractor hood, oven, fridge/ freezer, dishwasher and washing machine.

First Floor

Landing has access to the loft, storage cupboard and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a built-in wardrobe. It has an en-suite shower room with a white suite, comprising W.C, wash basin and shower cubicle. Window to the front.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a single bedroom located to the rear.

The bathroom has a white suite comprising W.C, wash basin and bath with shower over. Fully tiled and a window to the side.

Outside

A small front garden has a path to the front door. A tarmac driveway to the side offers parking for two/three cars in tandem.

An L-shaped rear garden has lawns and a tiled patio area. Enclosed by fencing with side gate and access.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Service Charge: (to be confirmed).

Local Authority: West Northants Council

Council Tax Band: C

Note for Purchasers

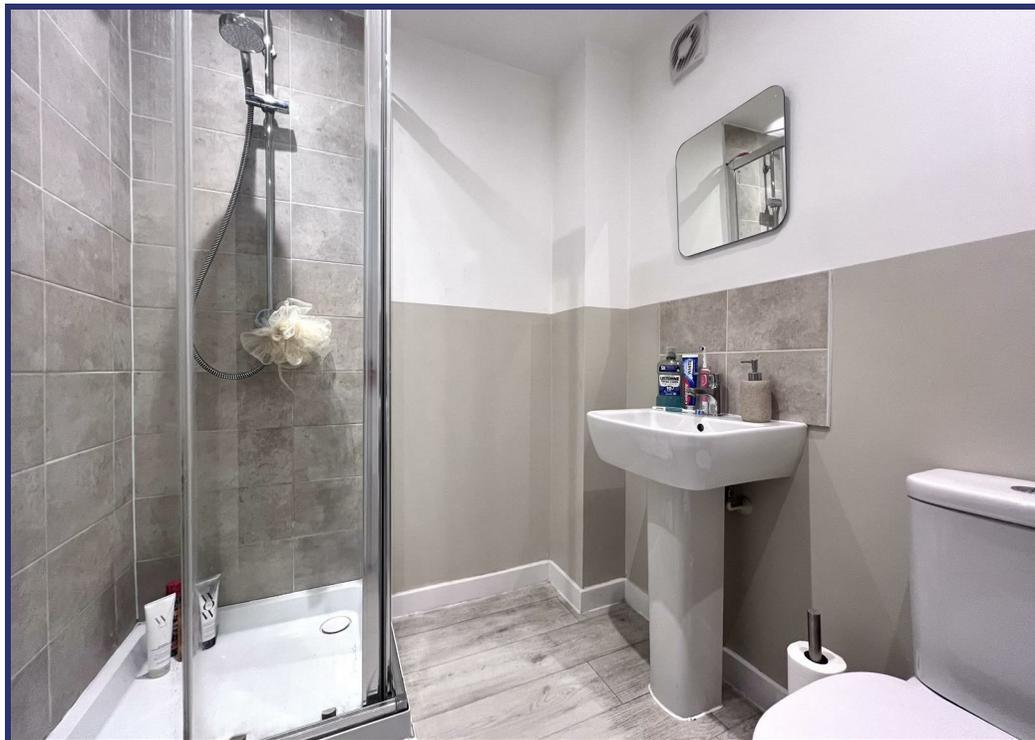
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

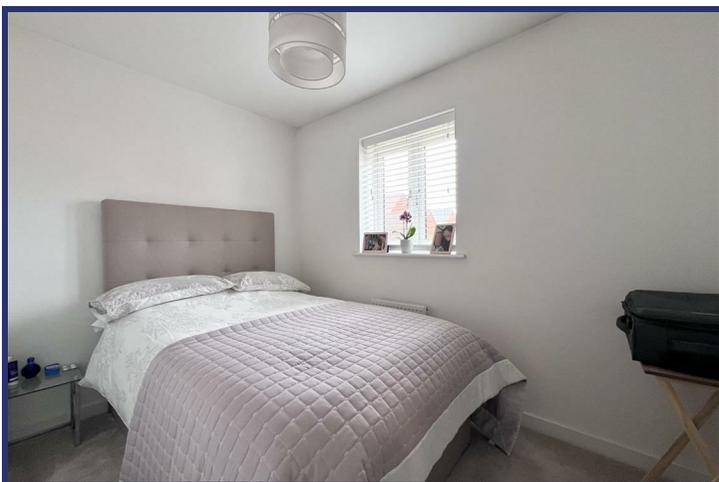
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

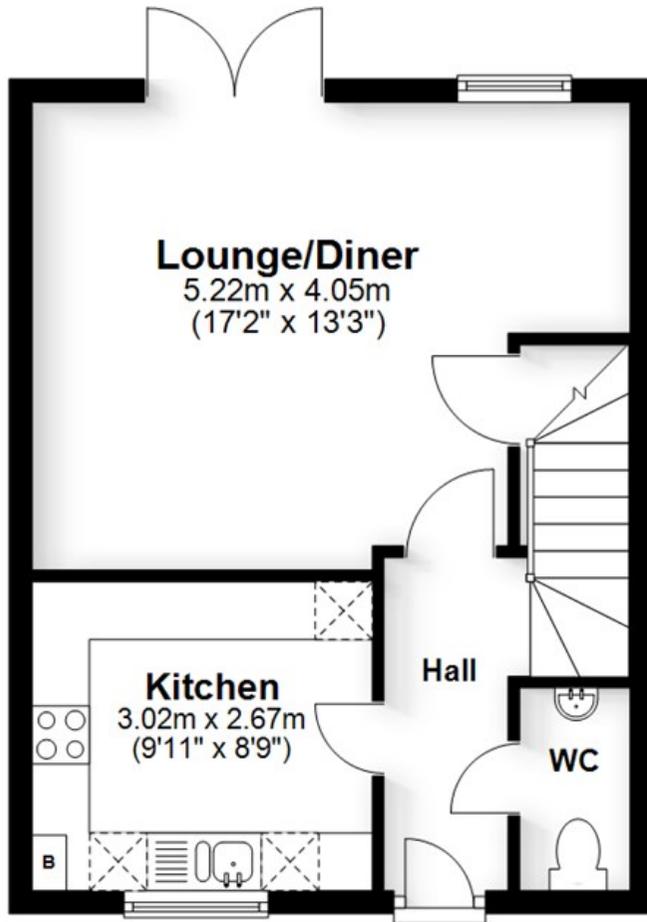
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





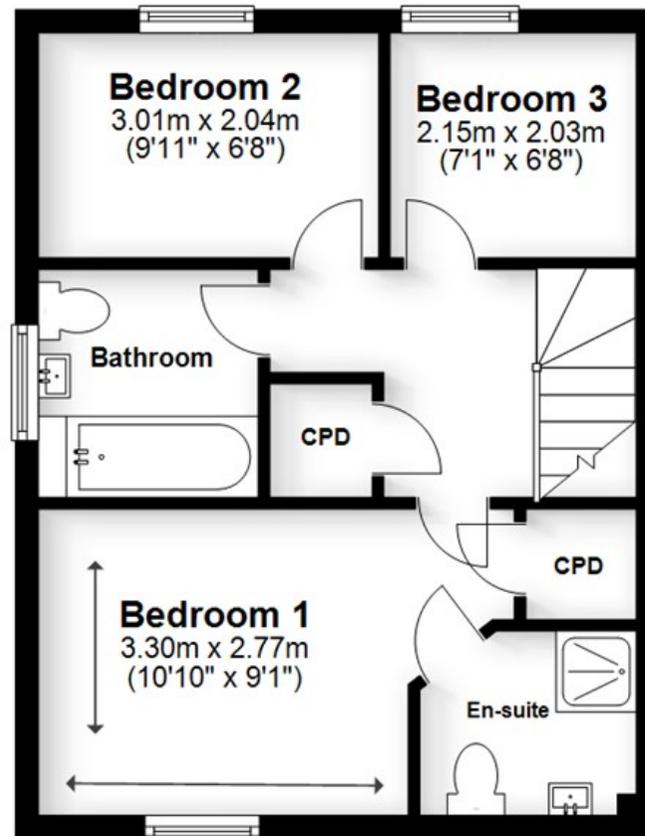
Ground Floor

Approx. 35.7 sq. metres (384.7 sq. feet)



First Floor

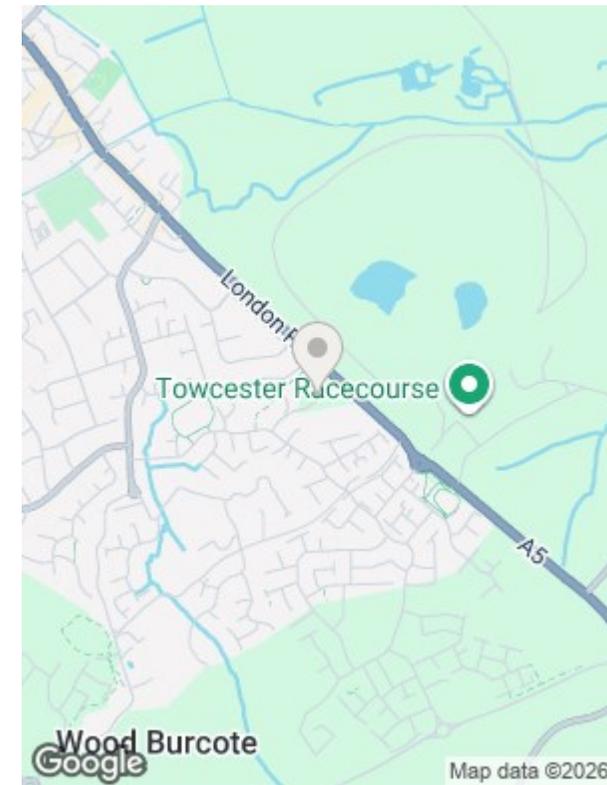
Approx. 35.7 sq. metres (384.4 sq. feet)



Total area: approx. 71.5 sq. metres (769.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

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📞 01908 561010

✉️ stony@carters.co.uk

🖱️ carters.co.uk

🗨️ 59 High Street, Stony Stratford, MK11 1AY



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

