



## BRAMBLE CLOSE, HAMILTON

£950

Welcome to this charming modern end town house located on the desirable Bramble Close. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable living space.

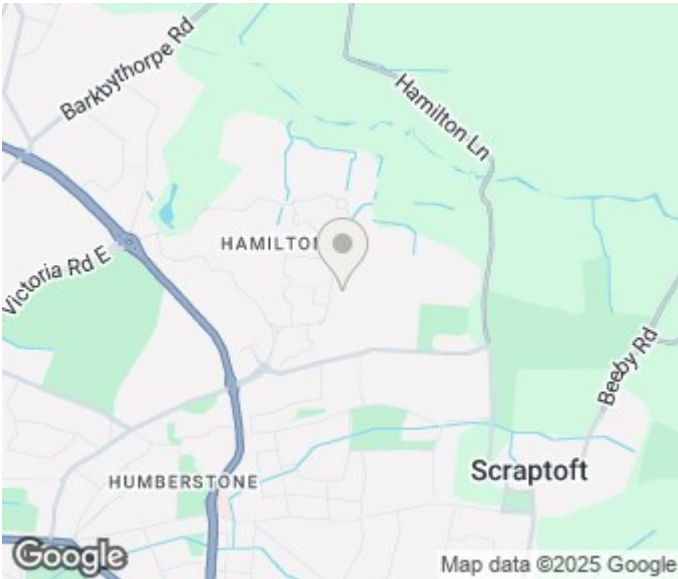
Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge, adorned with a stylish laminate floor that adds a contemporary touch. The fitted kitchen is a highlight of the home, featuring a tiled floor and equipped with essential appliances, perfect for those who enjoy cooking and entertaining.

The property includes a well-appointed bathroom, complete with a three-piece suite, ensuring convenience and comfort for all residents.

Outside, you will find off-road parking for two cars, a valuable feature in today's busy world. The mature garden offers a lovely outdoor space, ideal for relaxation or enjoying time with family and friends.

This property combines modern living with practical amenities, making it a wonderful place to call home. Don't miss the opportunity to view this lovely house on Bramble Close, where comfort and convenience await.

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| 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<br>2002/91/EC |  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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