



24 Hollowtree Road, Hamilton
Leicester

Guide Price £225,000



24 Hollowtree Road

Hamilton, Leicester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- MODERN SEMI DETACHED HOME
- IDEAL FIRST TIME BUY
- ENTRANCE HALL, LOUNGE & KITCHEN/DINING ROOM
- TWO BEDROOMS & BATHROOM
- GAS HEATING & DOUBLE GLAZING
- POPULAR RESIDENTIAL DEVELOPMENT
- EASILY MAINTAINABLE GARDENS & PARKING
- NO ONWARD CHAIN



DETAILED ACCOMMODATION

Sealed double glazed door with storm canopy over leading to;

ENTRANCE HALL

LOUNGE

13' 8" x 13' 4" (4.17m x 4.06m)

Radiator, UPVC sealed double glazed window, TV point, stairs leading to first floor accommodation, understairs recess.

KITCHEN/DINING ROOM

13' 8" x 7' 10" (4.17m x 2.39m)

Comprising single drainer sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over in stainless steel hood, radiator, UPVC sealed double glazed window, tiled splash backs, UPVC sealed double glazed French doors to garden, plumbing for washing machine.

FIRST FLOOR LANDING

BEDROOM 1

10' 8" x 10' 0" (3.25m x 3.05m)

Radiator, UPVC sealed double glazed window, built in wardrobes.

BEDROOM 2

10' 6" x 6' 9" (3.20m x 2.06m)

Radiator, UPVC sealed double glazed window, access to loft space.

BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m)

Three piece suite comprising panel bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, tiled splash backs.

OUTSIDE

Patio and lawns to rear, gated access to side, lawns to





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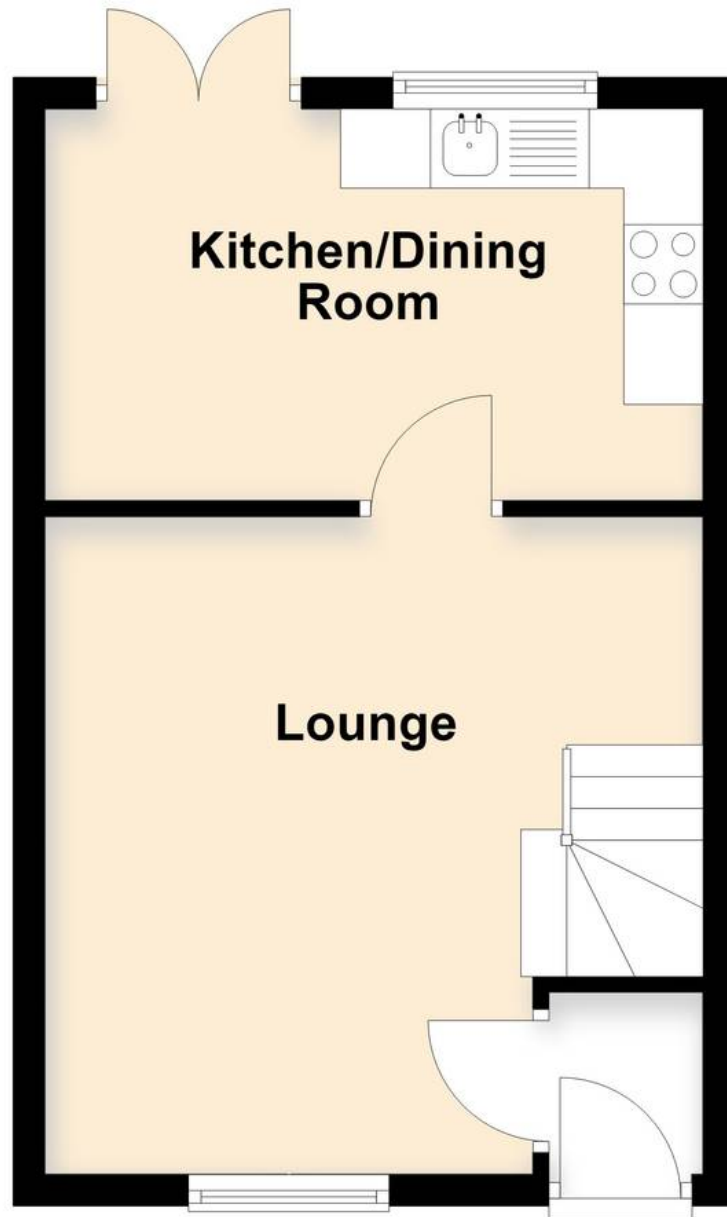
REAR GARDEN

ALLOCATED PARKING

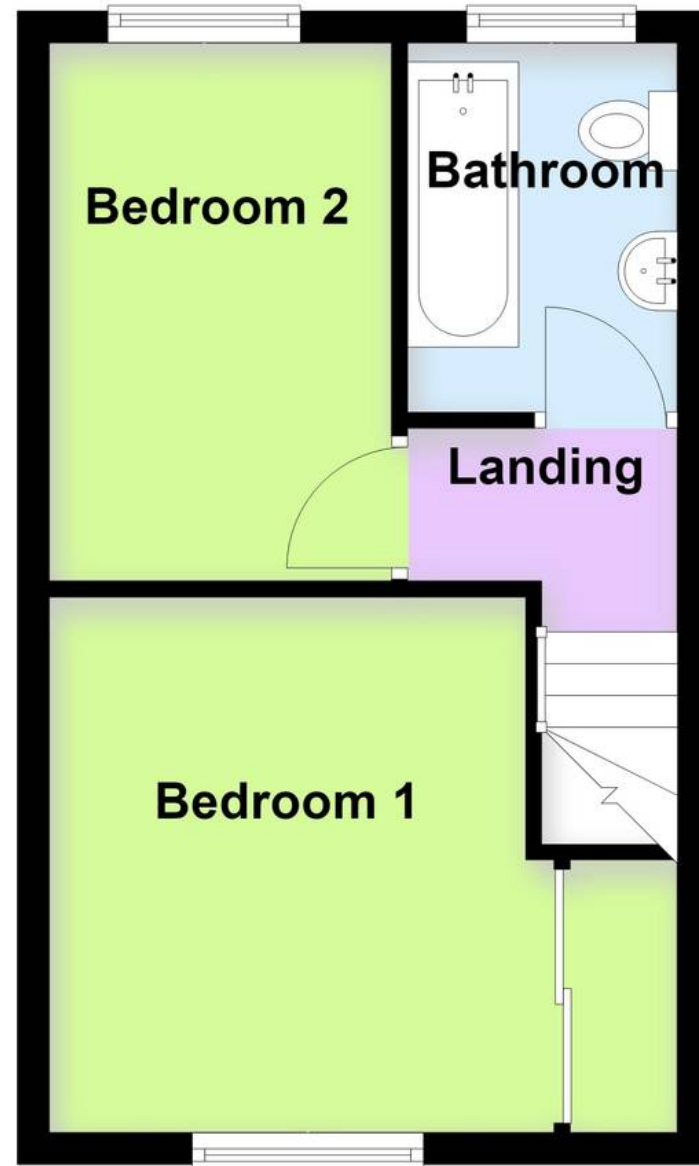
1 Parking Space



Ground Floor



First Floor





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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.