

Offers above £300,000 Cloverdale Road, Hamilton, LE5



- Sold with no chain
- Three bedrooms
- Detached
- Off road parking
- Garage
- Immaculate condition throughout
- Popular location

BM Estates is delighted to present this immaculate three-bedroom semi-detached house, ideally located in a sought-after area. The property features an entrance hall that opens into a well-lit lounge with double-glazed windows overlooking the front. Continuing through, you'll find a dining area with double-glazed sliding patio doors providing access to the rear garden. The kitchen is equipped with a range of wall and base storage units, rolled edge work surfaces, a sink & drainer unit, and a double glazed window offering a view of the garden, with a convenient door for direct access.

Moving to the first floor, the landing leads to three bedrooms, with the master bedroom boasting a walk-in wardrobe, low-level W/C, and a pedestal wash hand basin. The family bathroom includes a panelled bath, low-level W/C, and wash hand basin.

Externally, the front of the property features a driveway for off-road parking, leading to a detached single garage with an up and over door. The rear of the property is complemented by a fenced, enclosed garden primarily laid to lawn. Viewing is highly recommended to appreciate the charm and features of this property.

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Front

Off road parking for single vehicle, potential space for further vehicles by extending paved area into garden space. Access to garage.

Entrance Hall

Access to lounge and stairs to first floor.

Lounge

4.83m x 3.66m (15'10" x 12'0")

uPVC window to front elevation, fire place feature, french doors access to dining room and kitchen.

Dining Room

2.93m x 2.46m (9'7" x 8'1")

uPVC sliding doors to rear elevation, access to kitchen.

Kitchen

2.93m x 2.19m (9'7" x 7'2")

uPVC window and door to rear elevation, fitted kitchen.

Garden

Enclosed garden with part concrete slab and laid to lawn.

Landing

Access to all bedrooms and family bathroom.

Bedroom One

3.02m x 2.84m (9'11" x 9'4")

uPVC window to rear elevation, fitted wardrobes and access to walk in wardrobe and W/C area.

Bedroom Two

3.20m x 2.50m (10'6" x 8'2")

uPVC window to front elevation, free standing wardrobes.

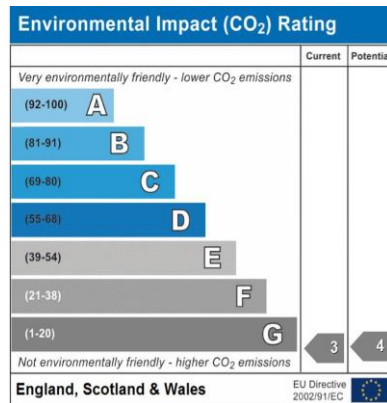
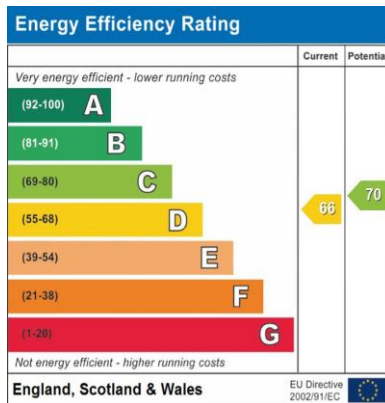
Bedroom Three

2.32m x 2.10m (7'7" x 6'11")

uPVC window to front elevation and fitted wardrobes.

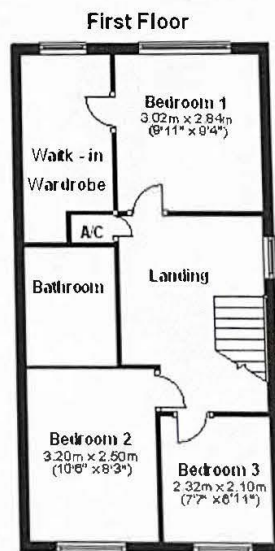
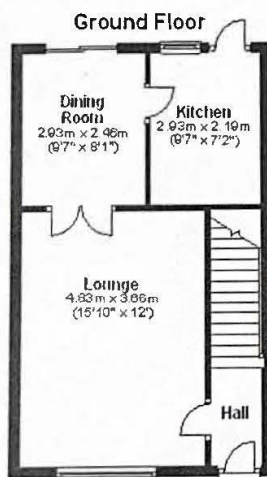
Family Bathroom

Full four piece suite bathroom, tiled walls, cladded ceiling.









Directions

Accessing Cloverdale Road involves entering Hamilton through Sandhills Avenue, making a right turn onto Columbine Road, followed by a left onto Cloverdale Road. The property is located on the right-hand side.

Location

Cloverdale Road is situated in the thriving community of Hamilton, renowned for its abundance of local amenities such as schools, recreational and shopping facilities, as well as convenient public transportation options to and from the city center.



VIEWING BY APPOINTMENT WITH AGENTS BM ESTATES

312 St Saviours Road, Leicester, Leicestershire, LE5 4HJ T: 0116 273 7748 E: minesha@bmeates.com W: www.bmeates.com

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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