

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

5 Park Gardens, Hawkwell, SS5 4HE



£300,000

Situated in the heart of Hawkwell is this extended three bedroom semi detached bungalow **REQUIRING MODERNISATION THROUGHOUT** but offers potential for further extension to side and first floor, subject to planning consents. Within walking distance to local shops and bus routes as well as Clements Hall Leisure Centre.

NO ONWARD CHAIN. Viewing advised.

Council Tax Band: C. EPC: TBC. Our Ref: 20114.

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Accommodation comprises:

Entrance via double glazed entrance door to entrance porch.

ENTRANCE PORCH

Storage cupboard. Wood effect flooring. Double glazed door providing access to lounge.

LOUNGE 16' 2" x 12' 9" (4.93m x 3.89m)

Double glazed window to front aspect. Radiator. Door to kitchen and inner lobby.



KITCHEN 10' 4" x 9' 7" (3.15m x 2.92m)

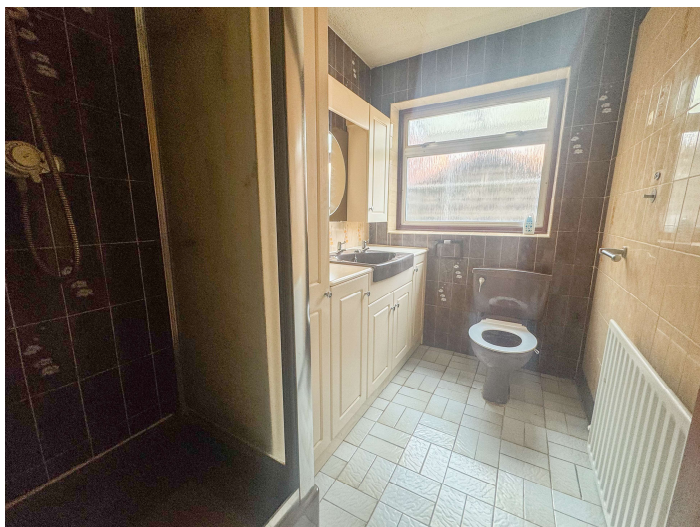
Double glazed window to side aspect. Double glazed door to side aspect. Base and eye level units incorporating roll top work surface with inset one and a half sink drainer unit. Space and plumbing for appliances. Storage cupboard. Tiled walls.

INNER LOBBY

Door to bathroom.

BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising tiled shower cubicle, inset wash hand basin with vanity storage below and close coupled wc. Radiator.



BEDROOM ONE 12' 8" x 10' (3.86m x 3.05m)

Double glazed window to rear aspect. Fitted wardrobes with mirror fronted doors to two walls. Radiator.

BEDROOM TWO 12' 4" x 9' 7" (3.76m x 2.92m)

Double glazed patio doors providing access to rear garden. Radiator. Wood effect flooring. Door to bedroom three.

BEDROOM THREE 9' 7" x 8' 8" (2.92m x 2.64m)

Double glazed door providing access to rear garden. Storage cupboard. Radiator. Wood effect flooring.

EXTERIOR.

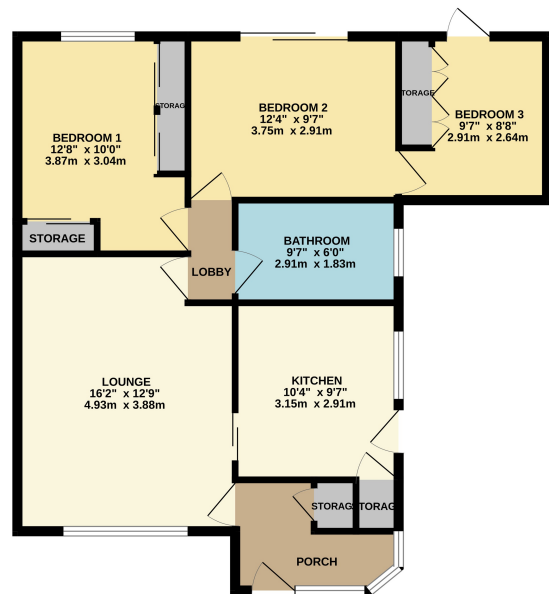
The **REAR GARDEN** is mainly paved with flower and shrub borders providing seclusion. **SPACIOUS SIDE PATIO**. Gate providing access to front.

The **FRONT** has is shingled and paved.

Agents Note:

As previously advised, this property has the potential for further extension to the side and first floor, subject to the usual planning consents.

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing particulars, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee is made as to their condition or efficiency. See the plans.

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