

EST. 1999

WILLIAMS AND DONOVAN

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## Park Gardens, Hawkwell, SS5 4HE



£350,000

OFFERED FOR SALE WITH NO ONWARD CHAIN with a rear garden in excess of 90ft is this spacious extended two bedroom semi detached bungalow requiring some refurbishment. With own driveway providing off street parking for several vehicles. Within walking distance to all local amenities. Vacant possession.

Viewing advised. Our Ref: 18923.

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Entrance via uPVC double glazed entrance door to entrance hall.

### ENTRANCE HALL

Radiator. Wood effect flooring. Access to loft.



### BEDROOM ONE 12' 10" x 10' 10" (3.91m x 3.3m)

Double glazed window to front aspect. Radiator.



### BEDROOM TWO 11' 5" x 10' 1" (3.48m x 3.07m)

Double glazed window to front aspect. Radiator.



### BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc. Radiator. Part tiled walls. Tile effect flooring.





### LOUNGE 15' 11" x 10' 10" (4.85m x 3.3m)

Double glazed French doors providing access to rear garden. Fireplace. Radiator. Textured ceiling.



### BREAKFAST AREA 10' x 8' 1" (3.05m x 2.46m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden.



### KITCHEN/BREAKFAST ROOM

#### KITCHEN AREA 10' 1" x 10' 1" (3.07m x 3.07m)

Double glazed window to side aspect. A range of high gloss base and eye level units incorporating roll top work surface with one and a half stainless steel sink drainer unit. Space and plumbing for appliances. Wood effect flooring. Open plan to breakfast area.



### EXTERIOR.

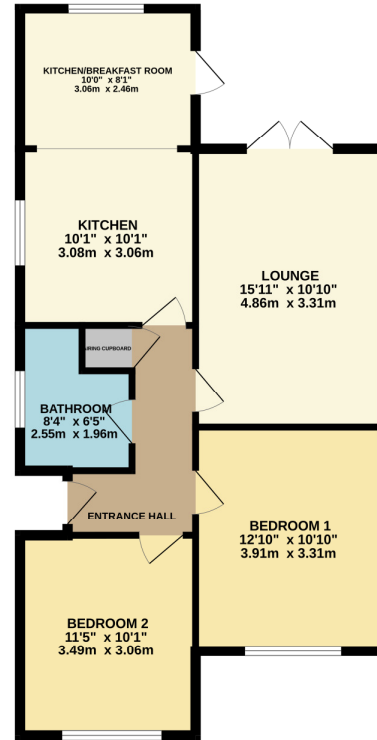
The **REAR GARDEN** measures in excess of 90ft (27.43m) commencing with patio area leading to garden. Laid to lawn. A selection of mature flowers, shrubs and trees. Shed to remain. Gate providing access to front.





The **FRONT** has own block paved driveway providing off street parking for several vehicles. Lawn area.

GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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