



27, Hawkins Close, North Common, Bristol,
South Gloucestershire, BS30 8YT

£295,000

Occupying a cul-de-sac setting is this well presented two-bedroom end of terrace home. The property provides well appointed living accommodation which benefits from gas central heating and Upvc double glazing to briefly include entrance hallway, a spacious lounge and fitted kitchen on the ground floor. Upstairs there are two bedrooms and a modern refitted bathroom. There is a generous, enclosed, west facing rear garden with a large patio and decked area ideal for BBQ's and summer entertaining. The property further benefits from a driveway to the side providing off street parking for two cars. Well placed for the cycle track, the Ring Road and Bristol and Bath City Centres and just a short drive away from Gallagher Retail Park with stores such as Boots, M&S and Costa Coffee. Sure to create much interest early viewing advised.

Entrance

The entrance to the property is through a composite door with glazed panels which leads to the hallway.

Entrance Hallway

Staircase to the first floor, obscure glazed panel door into the lounge, inset spot light.

Lounge

16' 4" x 11' 5" max (4.98m x 3.48m)

Upvc double glazed window to the front, double radiator, TvV point, obscure glazed panel door to the kitchen., inset spot lights

Kitchen

11' 5" x 7' 6" (3.48m x 2.29m)

Upvc double glazed window and door to the rear, range of wall and base units with rolled edge work surfaces and tiled splashbacks, stainless steel sink with mixer tap, stainless steel oven, gas hob, space for a fridge freezer, space for a washing machine, integrated slimline dishwasher, double radiator, TV point.

First Floor Landing

Doors to Bedooms one and two and door into the bathroom, access to loft space.

Bedroom One

13' 4" x 9' 6" widest point to wardrobes (4.07m x 2.90m)

Upvc double glazed window to the front, radiator, fitted wardrobe, door to storage cupboard housing gas boiler, coving , TV point.

Bedroom Two

10' 7" x 6' 4" (3.23m x 1.94m)

Upvc double glazed window to the rear, radiator.

Bathroom

7' 9" x 4' 5" (2.36m x 1.35m)

Upvc double glazed obscure window to the rear, refitted modern white suite comprising of a panel bath with electric shower over, low level WC, vanity wash hand basin, inset spot lights, extractor fan, tiled splashbacks, tiled floor, heated towel rail.





Front Garden

A pathway leads to the front door, with a lawn and driveway to the side of the property providing off street parking for two cars, there is gated access to the rear garden.

Rear Garden

The enclosed rear garden is of a generous size, west facing with a patio, a composite decked area, lawn and flower bed, there is an outside tap, electricity supply and gated access to the driveway.

Tenure

Freehold

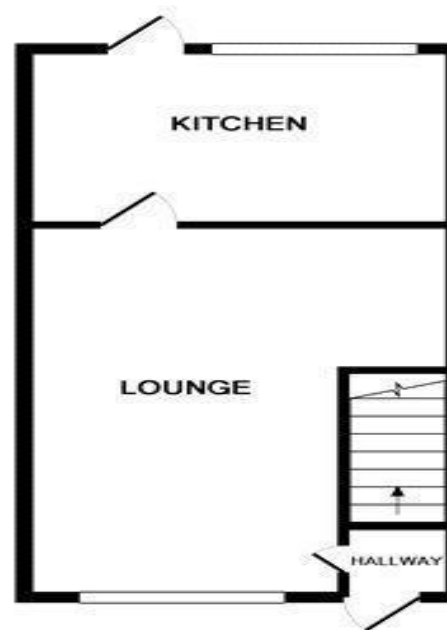
Local Authority

South Gloucestershire

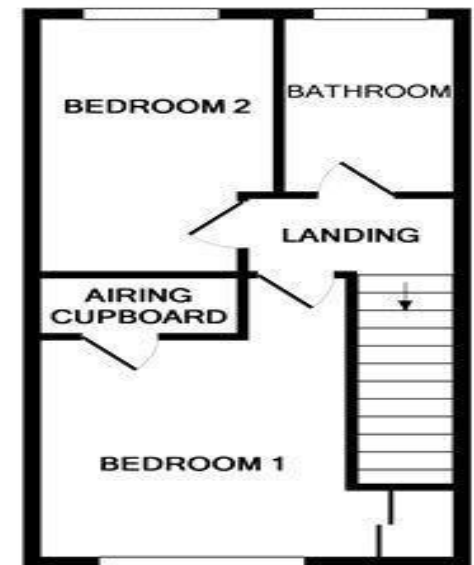
Council Tax Band

Band B





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.