



Hawkins Road, CAMBRIDGE

Price: Freehold £325,000

- PROJECT!
- End Terraced House
- Two Bedrooms
- Large Garden
- General Modernisation Required
- CHAIN FREE!

EPC Rating: E



Situated in a popular location in North Cambridge, this is a two double bedroom end of terraced house, which requires general modernisation throughout.

There are generous gardens to the rear, and the property offers excellent potential, not only to modernise and alter to one's own taste, but has the scope to convert the loft into a third bedroom, subject to building regulations.

Offered chain free, this really presents a great opportunity to create a home of individual specification.

Accommodation Includes

Entrance Hall

Entrance door, wing windows, staircase to first floor, glazed door to kitchen, door to;

Lounge

12'8 x 11'9 (3.86m x 3.58m). Window to front, tiled fireplace with gas fire.

Kitchen- 13'5 x 8'4 (4.08m x 2.54m) Window to rear, glazed door to rear garden, stainless steel single drainer sink unit, cupboards under, eye and base level cupboards, working surfaces, part tiled walls, plumbing for washing machine, cooker point, airing cupboard, understairs recess, door to;

Dining Room

9'2 x 8' (2.79m x 2.43m). Window to rear, gas convector heater.

First floor landing

Hatch to loft space.

Bedroom One

14'9 x 10'8 (4.49m x 3.25m). Window to rear, built in cupboard,

Bedroom Two

11'9 x 10' (3.58 x 3.04m). Window to rear, built in cupboard

Shower Room

Fitted with WC, vanity wash hand basin, tiled shower cubicle, part tiled walls, frosted window to rear.

Outside

Front garden with hedge screening, pathway to side of property leading to gated access to;

Rear Garden very good size, concrete patio, lawned with borders, brick built shed.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own expertise. Plan produced for Sharman Quinney. Powered by www.localagent.com



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