



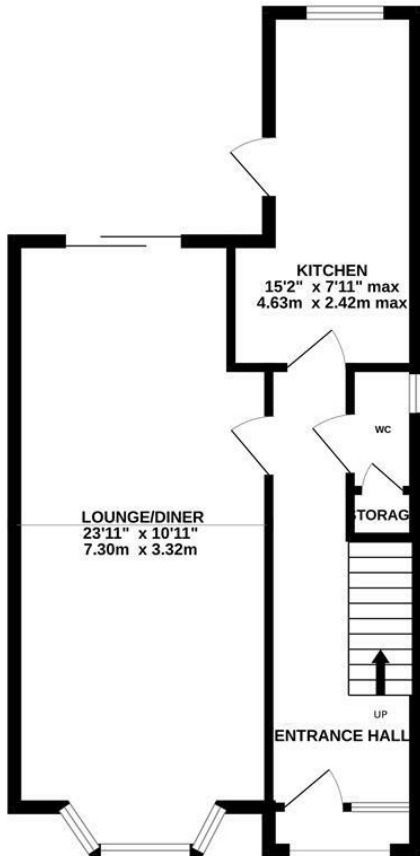
## Hoads Wood Road, Hastings TN34 2BJ

£280,000

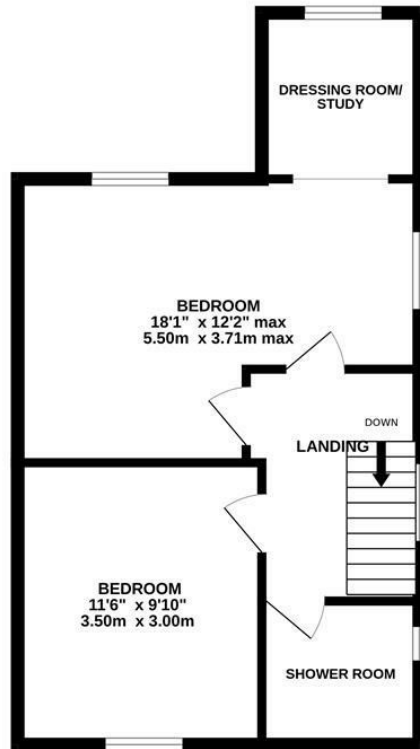


A spacious two bedroom SEMI-DETACHED HOUSE with OFF ROAD PARKING situated in a sought after BLACKLANDS LOCATION. It's ideally positioned close by to St. Helens Woods, Alexandra Park, local shops and good transport links making this the perfect home for family life. Offering SCOPE FOR POTENTIAL the accommodation here is arranged as a bright, OPEN PLAN LIVING AND DINING ROOM which measures an impressive 23'11 x 10'11 providing plenty of space for a full dining table and enjoying SLIDING DOORS leading to the garden. The FITTED KITCHEN is separate and is positioned at the rear of the property and there is also a handy DOWNSTAIRS CLOAKROOM. The first floor houses TWO DOUBLE BEDROOMS with the principle bedroom benefitting from a DUAL ASPECT and access to an additional STUDY/DRESSING ROOM together with a shower room. The rear garden offers a versatile space with an area of WRAP AROUND PATIO off of the dining room creating the perfect spot to DINE AL-FRESCO, followed by an expanse of lawn bordered by mature shrubs and fruit trees. There is also a newly constructed garden office and a DRIVEWAY providing off road parking. Being sold with NO ONWARD CHAIN, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 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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