



## Hawkes Road, Eccles, Kent, ME20 7FP

- Built circa 1995
- Parking space
- Electric powered central heating
- Purpose built maisonette
- Quiet village cul-de-sac location

**Asking Price £230,000**



# Hawkes Road, Eccles, Kent, ME20 7FP

## DESCRIPTION

Nestled in the charming village of Eccles, on the sought-after Hawkes Road, this purpose-built 1st floor maisonette is a true gem waiting to be discovered. Built around 1995, this property exudes modernity and comfort, offering two cosy bedrooms, over 2 floors, ideal for a couple or first time buyers or even those seeking a spare room for guests or a home office.

As you step inside, you are greeted by a stylish and contemporary interior, boasting a modern kitchen and bathroom that are sure to impress. The spacious layout provides ample space and storage for both relaxation and entertaining, with a reception room perfect for unwinding after a long day.

One of the standout features of this property is the convenience of having your own parking space, ensuring you never have to worry about finding a spot after a long day out. The village location adds to the appeal, offering a peaceful and picturesque setting for you to call home. At the entrance to the property, there's a storage/ tool cupboard with power and electricity.

Whether you are looking to take your first step onto the property ladder, downsize to a more manageable space, or invest in a property with great rental potential, this maisonette on Hawkes Road ticks all the boxes. Don't miss out on the opportunity to make this modern and well-appointed property your own slice of paradise in the heart of Eccles.

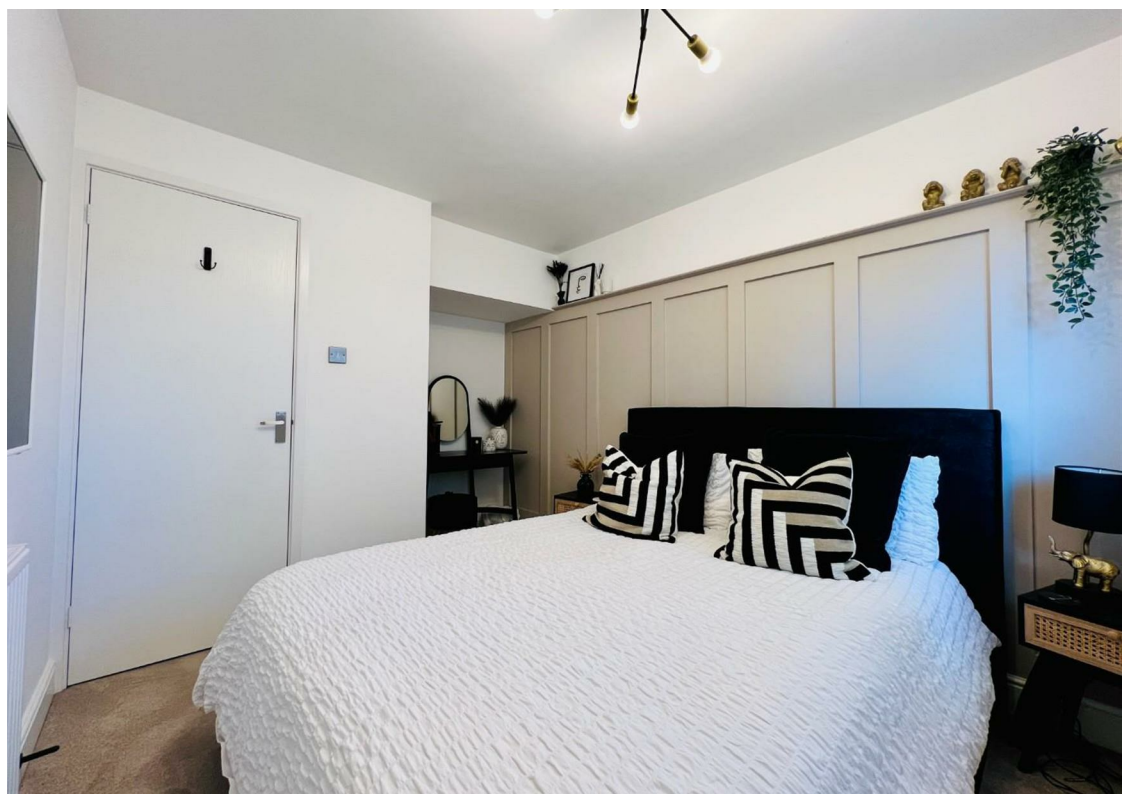
Services: Mains gas and electric central heating

Broadband: 13Mb Basic 80Mb Overall 80Mb Superfast

Flood Risk: Very Low– Each year, there is a chance of flooding of less than 1 in

1000 0.1%

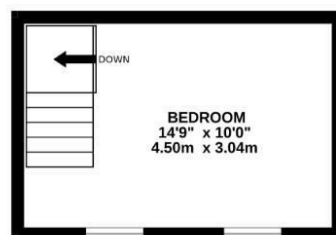
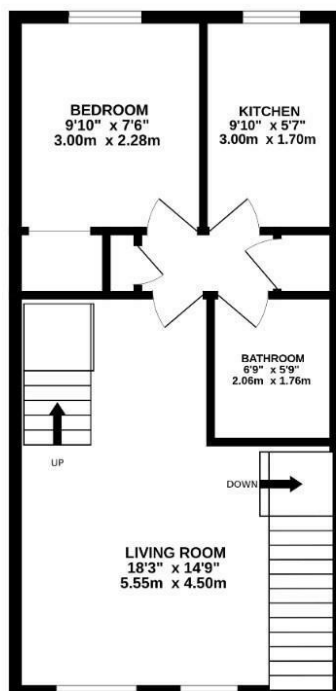
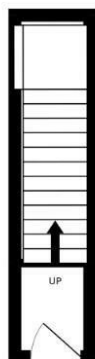




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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### Viewings

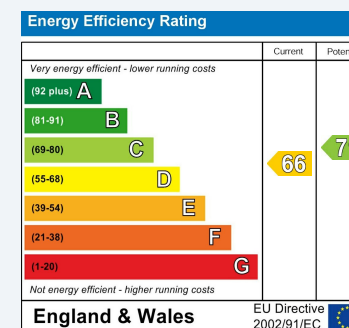
Please contact [Maidstone@hunters.com](mailto:Maidstone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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