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Hawkins Close, Worcester, WR2 5QZ

Price Guide £185,000

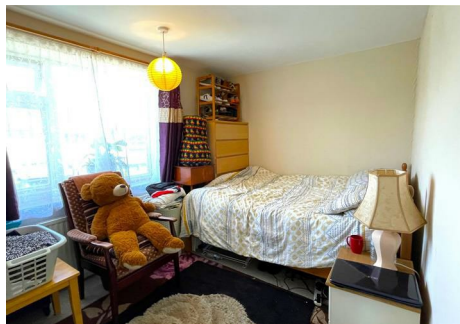
- Semi Detached Property
- Breakfast Kitchen
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Lounge
- Conservatory
- Gardens
- NO CHAIN

27 Hawkins Close, Worcester WR2 5QZ

A well proportioned semi detached property situated in a convenient location within St Johns.
PERFECT FIRTS TIME/INVESTMENT PURCHASE. ERLY VIEWING ESSENTIAL. EPC - D.

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Council Tax Band: B





LOCATION & DESCRIPTION

The property is situated in a convenient location within St Johns which has excellent access to transport links and Worcester city centre. There are a variety of amenities locally including shops, schools, the university and leisure facilities. The property offers spacious accommodation with an exciting opportunity for a buyer to put their own stamp on it. Access is via a UPVC front door opening into:-

HALLWAY

Ceiling light, radiator, stairs to the first floor and doors to:-

LOUNGE

13'8 x 11'2

A good size, light and airy reception room with ceiling light, radiator and feature front facing double glazed bay window allowing plenty of natural light.

BREAKFAST/KITCHEN

19'8 x 8'7

Two ceiling lights, rear and side facing double glazed windows, radiator, wall mounted 'Worcester' boiler, understairs cupboard and a separate useful double unit offering ample storage space. There are a range of wall, drawer and base units, tiled splash back, roll top work surface over, one and a half stainless steel sink with matching drainer and mixer tap, four ring gas cooker with extractor fan over, integrated dishwasher and space for appliances. Double glazed French doors open into:-

CONSERVATORY

11'2 x 11'0

Situated off the kitchen this could be combined as dining space. Rear and side facing double glazed windows, opaque roof, light and power. A double glazed patio door opens onto the garden.

LANDING

Ceiling light, loft access and doors to:-

BEDROOM ONE

11'10 x 10'10

A good size principal bedroom with ceiling light, front facing double glazed window, radiator, built in wardrobe and separate cupboard offer ample storage space.

BEDROOM TWO

13'10 x 8'5

Another good size double bedroom with ceiling light, rear facing double glazed window and radiator.

BEDROOM THREE

8'9 x 8'9

A good size single bedroom with recessed ceiling lights, front facing double glazed window, radiator and built in storage cupboard.

BATHROOM

7'9 x 5'5

Ceiling light, rear facing opaque double glazed window and radiator. There is a white suite consisting of bath with jets, shower over, wash hand basin with pedestal and low level W.C.

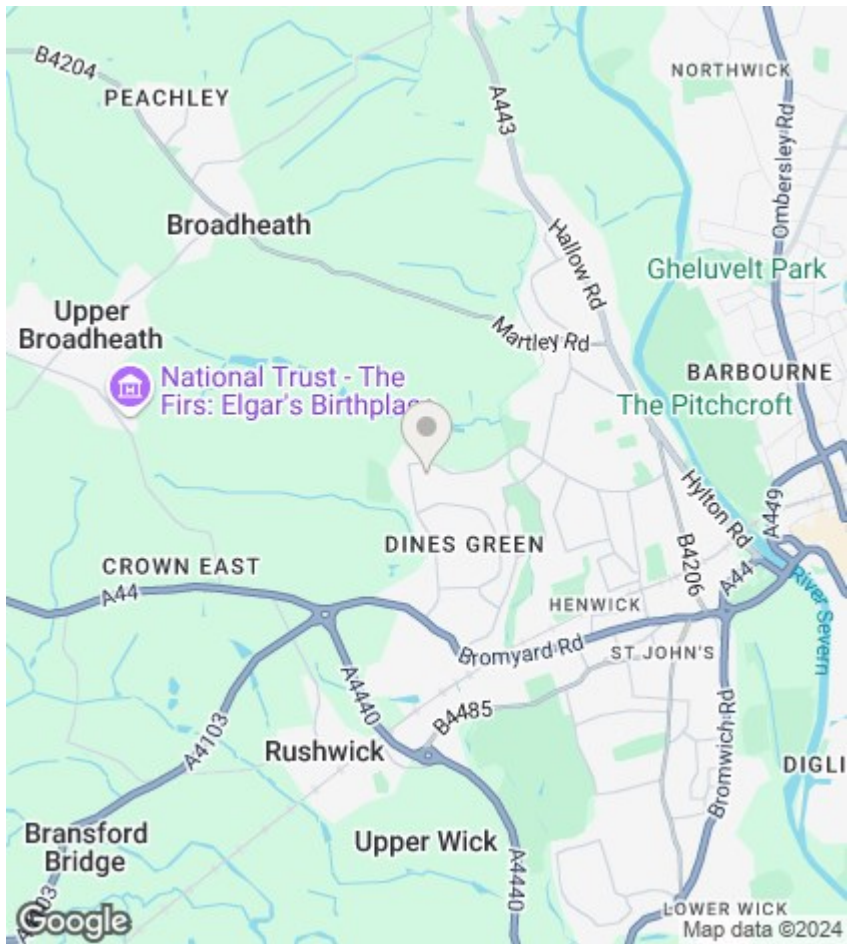
OUTSIDE

To the front of the property is a lawn fore garden, a slabbed path leads to the front door and a wrought iron gate gives side pedestrian access to the rear garden.

To the rear of the property is an enclosed low maintenance garden with initial slabbed area and lawn. This gives ample scope for further landscaping and design.

SERVICES

We believe all mains services are connected.



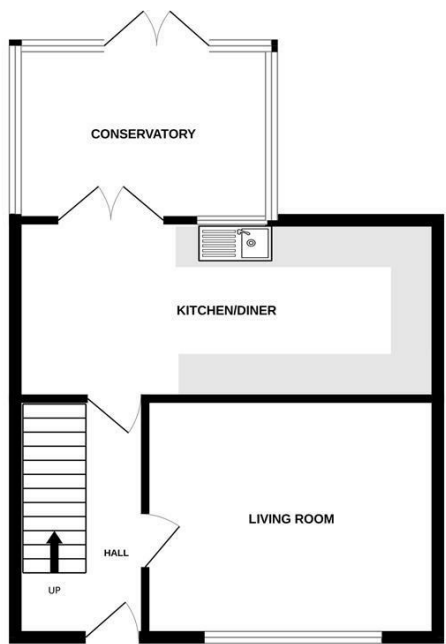
Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

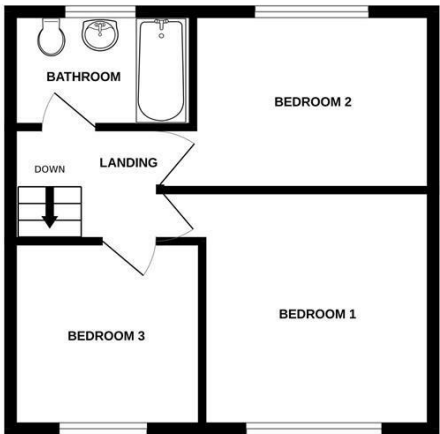
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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