



**Hawthorne Avenue, Hathern**



**welcome to**

## **Hawthorne Avenue, Hathern**

**\*\*NO ONWARD CHAIN\*\*** this delightful two-bedroom semi-detached bungalow occupying a pleasant end of cul de sac position in this sought after residential district of Hathern. Call now for a viewing on 01509 214686.

### **Entrance**

The property is entered via a upvc double glazed front door into the entrance hallway, which in turn has a door leading into the lounge.

### **Lounge**

13' 1" x 11' 9" ( 3.99m x 3.58m )

The lounge has a upvc double glazed box bay window overlooking the front elevation, an electric wall heater, a gas wall fire (not been tested), television aerial point, an internal door to a lobby and door to the kitchen.

### **Kitchen**

10' 7" x 7' 8" ( 3.23m x 2.34m )

The kitchen has vinyl flooring, has base and wall mounted units with work surfaces over, there is a single stainless-steel sink with partially tiled surround, space and plumbing for a washing machine and cooker, a upvc double glazed window to the front and a upvc double glazed back door.

### **Inner Lobby**

The inner lobby provide access to the loft, has an airing cupboard housing the hot water cylinder, and doors off to all other rooms.

### **Bedroom One**

11' 2" x 10' ( 3.40m x 3.05m )

Bedroom one has a upvc double glazed window to the rear and an electric wall heater.

### **Bedroom Two**

9' 5" x 6' 9" ( 2.87m x 2.06m )

Bedroom two has a upvc double glazed window to the rear and a wall heater.

### **Shower Room**

The shower room has vinyl flooring and a suite comprising of corner shower cubicle with electric shower over, pedestal wash hand basin, low level wc, is mostly tiled, has an electric wall heater and a upvc double glazed window to the side.

### **Outside**

To the front of the property there is a lawned front garden, with a pathway leading to the front door and side access leading to the rear garden. There is also a driveway to the front which provides access to a brick detached garage and the rear garden has a patio seating area, is mainly laid to lawn with well stocked and established flower borders, being fenced to boundaries with a private aspect.

### **Garage**

There is a detached brick garage with an up and over door to the front, power and light.





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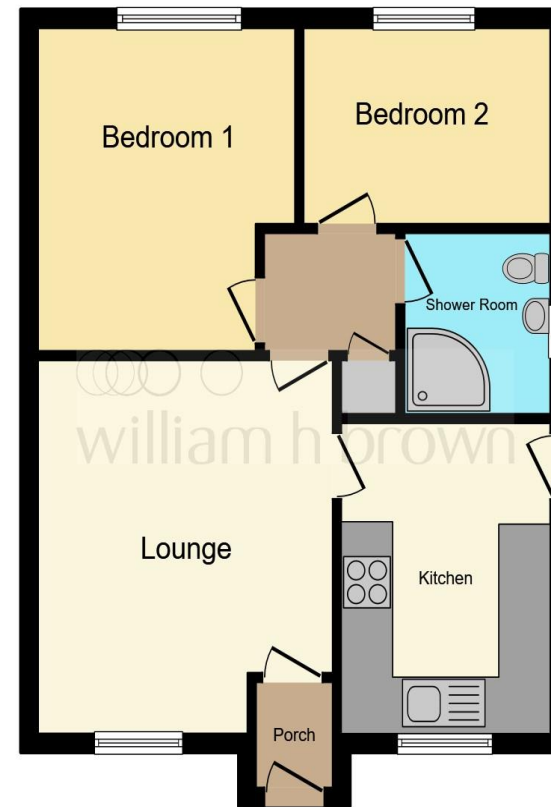
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## **Hawthorne Avenue, Hathern**

- No Onward Chain
- Semi Detached Bungalow
- Two Well Proportioned Bedrooms
- UPVC Double Glazing
- Electric Storage Heating

Tenure: Freehold EPC Rating: E

**£190,000**



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 inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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