

3 Hawkins Close | Street | BA16 0AX

FREEHOLD

£205,000



## PROPERTY SUMMARY

2  1  1  C 

A two bedroom semi-detached home, located in a quiet cul-de-sac in Street has come to the market. The property comprises of lounge, kitchen/diner, two double bedrooms and bathroom. Outside has a enclosed rear garden and off road parking for two vehicles. An early viewing is essential to really appreciate what this property has to offer. This property would make an ideal starter home or investment opportunity.

### Porch

Door leading to living Room.

### Living Room

14'10 x 11'9 (4.52m x 3.58m)

Radiator. UPVC double glazed window to front. Stairs to first floor. Door leading to kitchen/diner.

### Kitchen/Diner

11'8 x 9'10 (3.56m x 3.00m)

A range of wall, drawer and base units with laminate work surface over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Space and plumbing for a washing machine. Space for cooker. Radiator. Space for dining furniture. Space for an upright fridge/freezer. UPVC double glazed window and door leading to rear garden.

### Landing

Doors leading to bedroom, one, two and family bathroom. Airing Cupboard.

### Bedroom One

11'9 x 8'4 (3.58m x 2.54m)

Radiator. UPVC double glazed window to front.

### Bedroom Two

11'9 x 8'6

Radiator. UPVC double glazed window to rear.



Living Room

Kitchen/Diner

Two Bedrooms

Bathroom

Rear Garden

Off Road Parking

Gas Central Heating

UPVC Double Glazing

Quiet Location



## INTERESTED IN THIS PROPERTY

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## Bathroom

Low level WC. Wash hand basin. Panelled bath with shower over. Radiator. UPVC double glazed obscure window to rear.

## Rear Garden

Laid to lawn, enclosed with wooden fencing. Patio and entertaining area, Gate providing access to the side. To the rear of the property is off road parking for two vehicles.

## Front Of Property

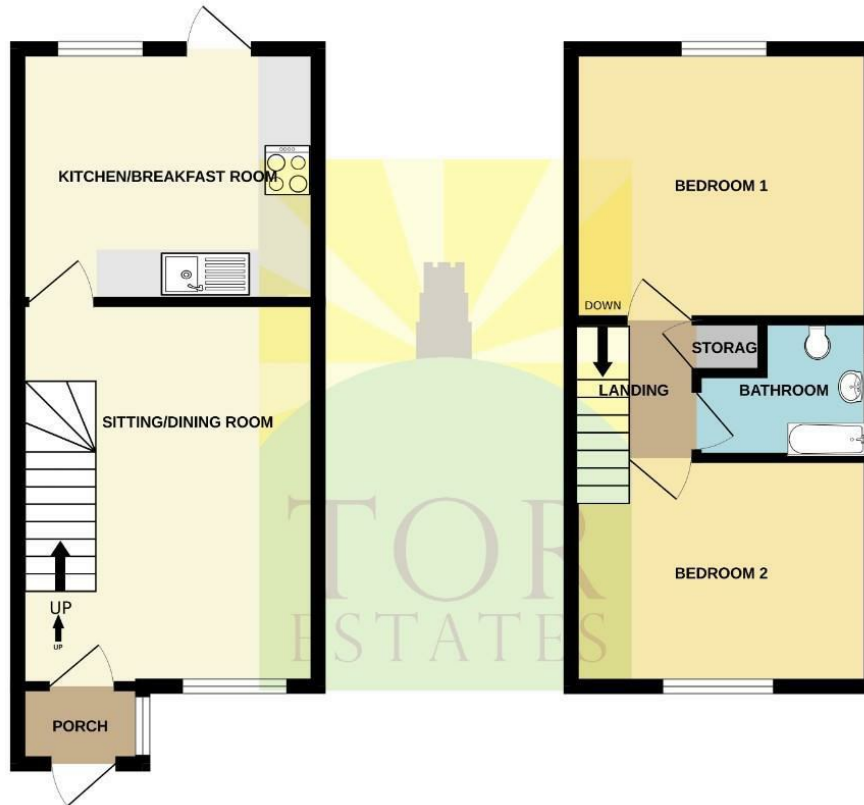
Garden laid to lawn. Pathway leading to the front door.

## Disclaimer

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GROUND FLOOR

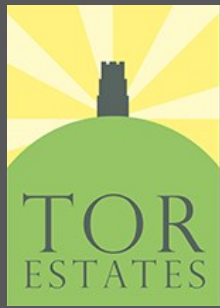
1ST FLOOR



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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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