



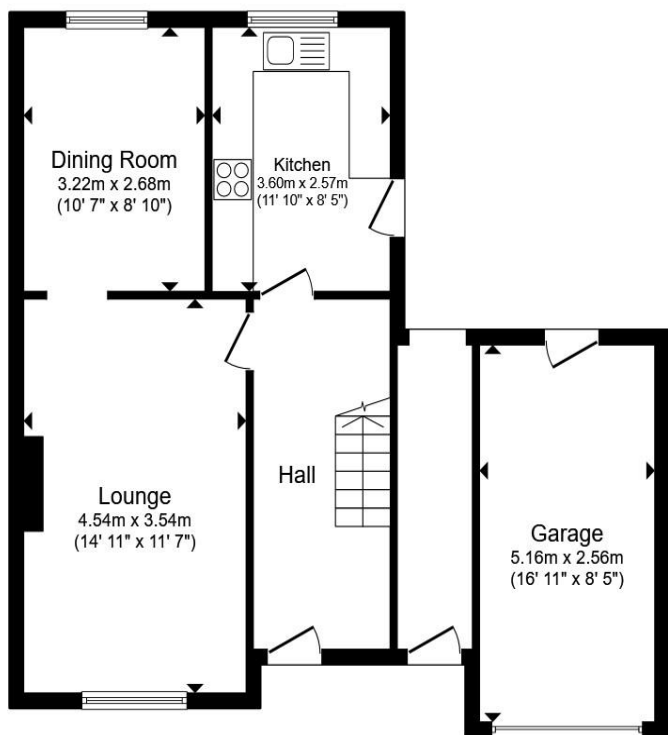
37 Hawkers Lane, Wells BA5 3JJ

welcome to

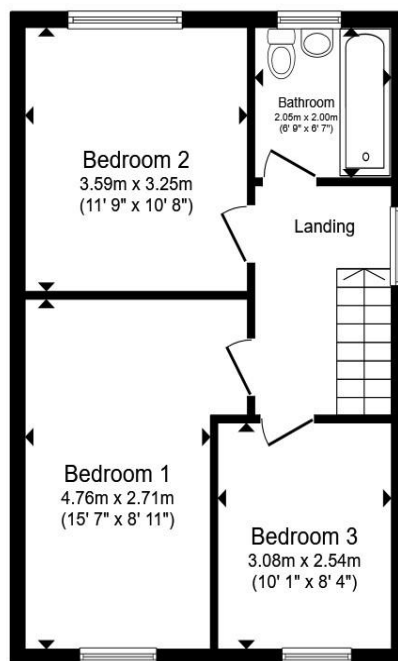
37 Hawkers Lane, Wells

A beautifully presented three-bedroom semi-detached home, ideally positioned on the Bath side of Wells city centre offering light-filled accommodation, generous gardens, driveway parking, garage, a versatile cedar-clad garden cabin, and excellent scope to extend (STPP).

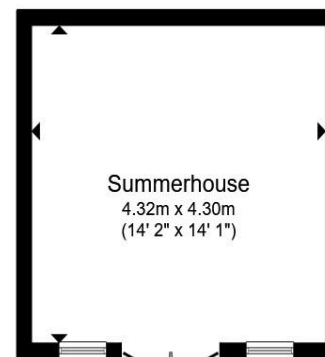




Ground Floor



First Floor



Outbuilding

Entrance Hall

Lounge

11' 7" x 14' 11" (3.53m x 4.55m)

Dining Room

8' 10" x 10' 7" (2.69m x 3.23m)

Kitchen

8' 5" x 11' 10" (2.57m x 3.61m)

First Floor Landing

Main Bedroom

8' 11" x 15' 7" (2.72m x 4.75m)

Bedroom Two

10' 8" x 11' 9" (3.25m x 3.58m)

Bedroom Three

8' 4" x 10' 1" (2.54m x 3.07m)

Bathroom

6' 7" x 6' 9" (2.01m x 2.06m)

Outside

Front Garden & Driveway

Rear Garden

Home Office

14' 1" x 14' 2" (4.29m x 4.32m)

Garage

8' 5" x 16' 11" (2.57m x 5.16m)

Total floor area 129.4 m² (1,393 sq.ft.) approx

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.propertybox.io



welcome to

37 Hawkers Lane, Wells

- Semi-Detached Family Home - Offered with NO CHAIN
- Popular Location with Convenient Access to City Centre
- Bright Lounge Through to Separate Dining Room **
Smart Fitted Kitchen
- 3 Bedrooms - Two Doubles & Generous Single
- Roof Recently Renewed; Solar Panels Installed

Tenure: Freehold EPC Rating: C
Council Tax Band: C



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/WEL106349](https://www.allenandharris.co.uk/Property/WEL106349)



Property Ref:
WEL106349 - 0002

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