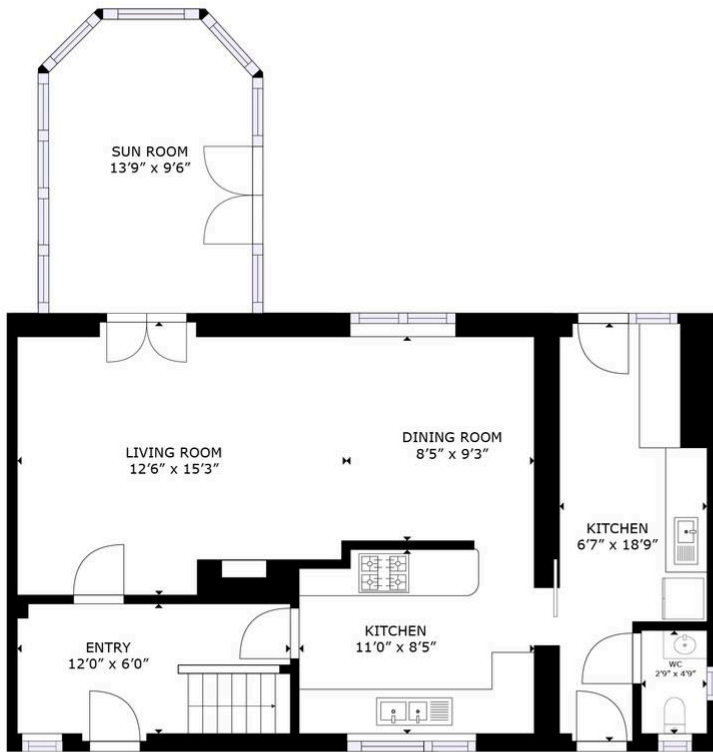
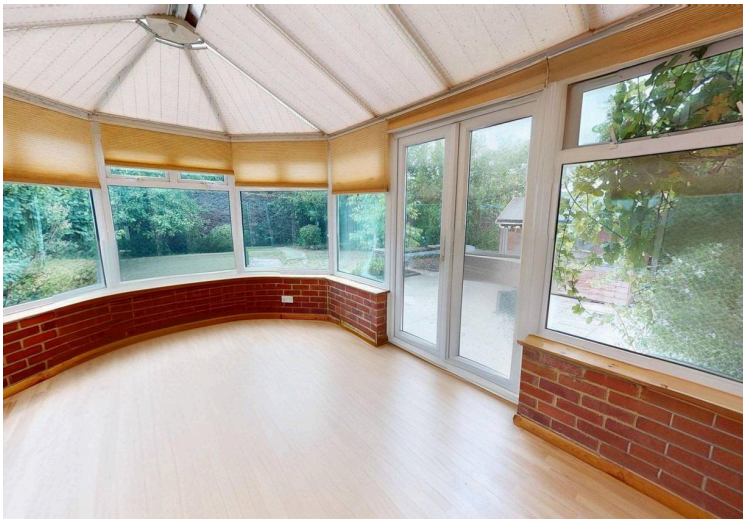


23 Hawkins Way, Wootton

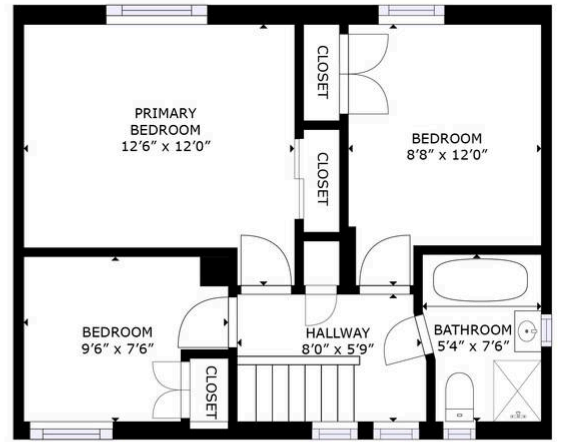
£325,000 Freehold

No Onward Chain • Living Room open plan to Dining Room • Cloakroom • Conservatory • Kitchen • 3 Bedrooms • Bathroom with Shower Cubicle • Open-plan Front Garden with Hardstanding • Rear Garden with Fruit Trees and Lawn • Double Glazing





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 722 sq. ft. FLOOR 2: 445 sq. ft.
TOTAL: 1,167 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

OXHOME

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



lease note: these images have been AI-enhanced to digitally remove furniture and present the space as unfurnished.

The purpose is to give a clearer view of room layouts and dimensions. The property is currently occupied.

OXHOME