37 Hawkers Lane, Wells, BA5 3JJ

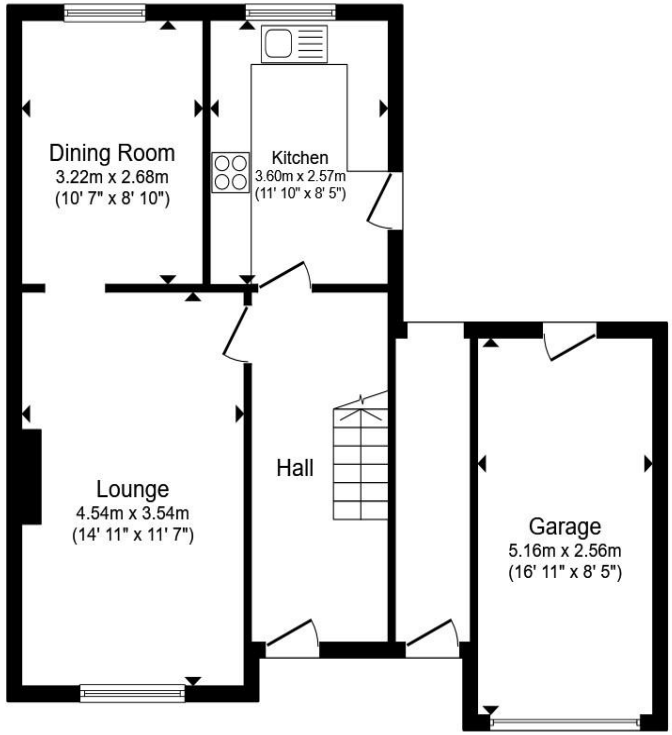
allen & harris

welcome to

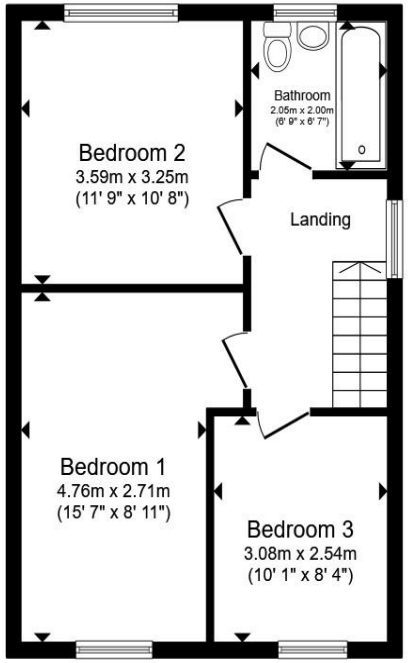
37 Hawkers Lane, Wells

OPEN TO OFFERS £350,000-370,000

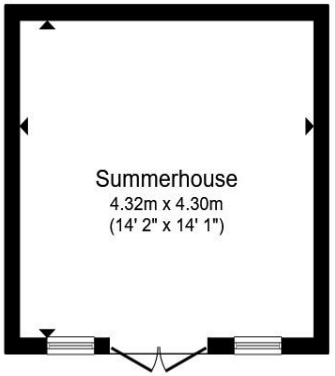
A beautifully presented three-bedroom semi-detached home, ideally positioned on the Bath side of Wells city centre offering light-filled accommodation, garden, driveway parking, garage, a versatile cedar-clad garden cabin, and excellent scope to extend (STPP).



Ground Floor



First Floor



Outbuilding

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

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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)

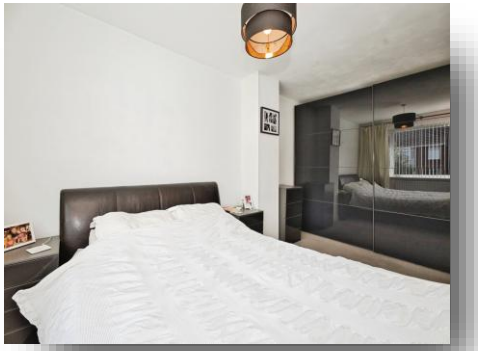
welcome to

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

£375,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WEL106349

Property Ref:
WEL106349 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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