



Hawkins Way, Wootton

Guide Price £335,000



OXHOME

23 Hawkins Way

Wootton, Abingdon, OX13 6LB

A traditional 3 bedroom terraced house located in popular residential estate in Wootton available on the market for the first time with No Onward Chain!

The property offers well planned family accommodation with useful conservatory extension to the rear. Set back from the road with off street hardstanding and attractive well screen garden. This home was constructed in the early 1960's as accommodation for RAF personnel. Purchased in 1988 and on the market for the first time.

FEATURES:

- **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**





KEY INFORMATION:

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

Parking: 2 Off Street Parking Spaces as well as Off Street Hardstanding

Please note the property requires immediate expenditure and careful inspection:

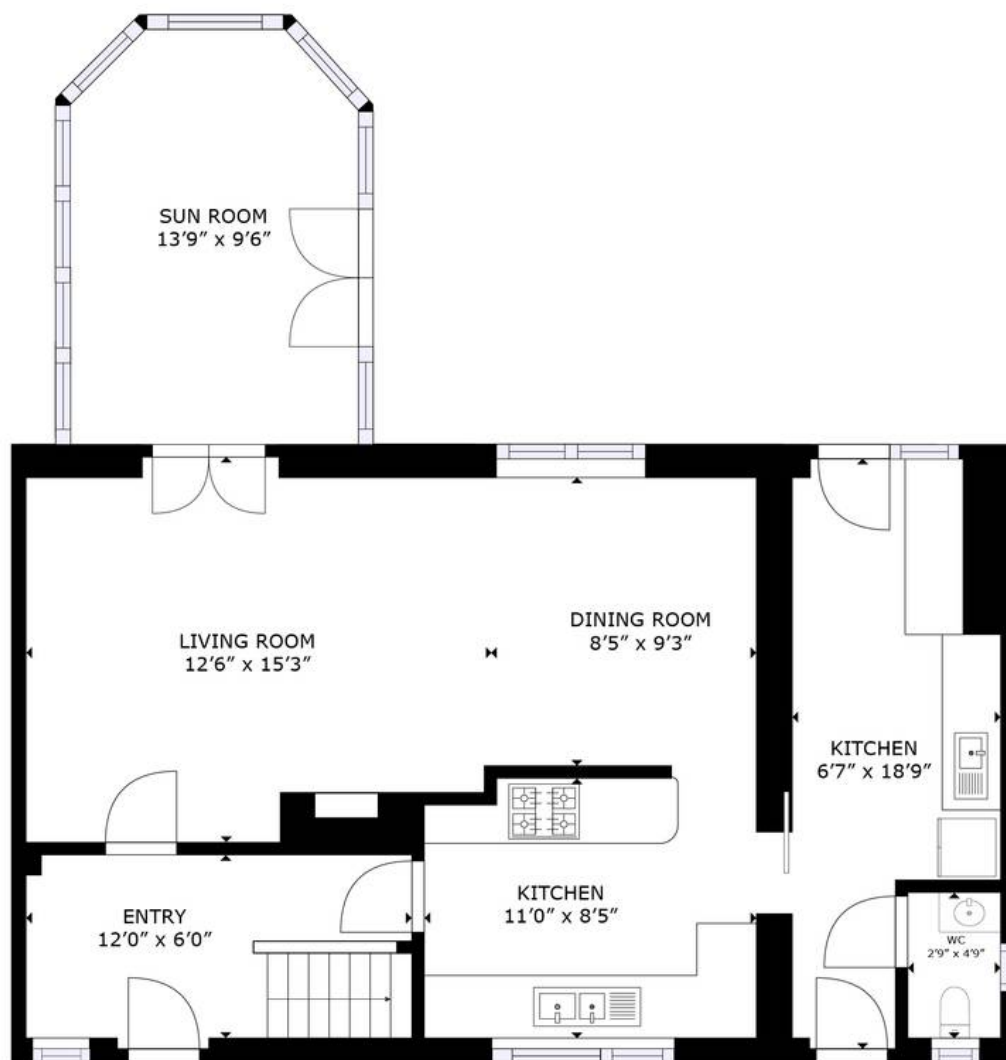
- The loft has been treated with spray foam insulation, which may impact mortgage availability. Buyers are advised to obtain specialist advice.
- The gas back boiler system is currently isolated and switched off. Buyers should consult a qualified engineer to assess the cost and extent of any replacement system or related works.
- 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.

DIRECTIONS FROM OUR OFFICES:

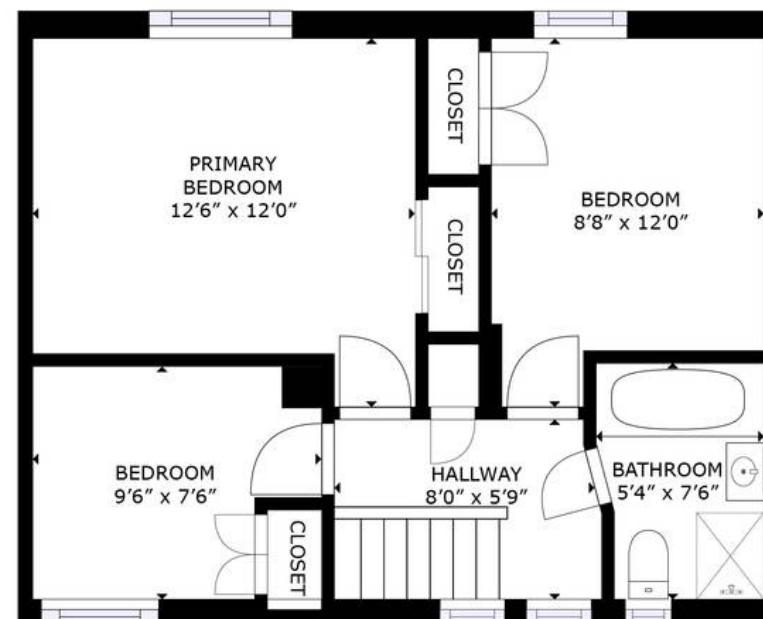
From our offices head south on Bath Street towards Old Post Office Court. Continue onto the B4017, following signs for Boars Hill. Stay on the B4017 for approximately 2.7 miles until you reach Mathews Way. Turn onto Mathews Way and continue until you reach Hawkins Way.







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.