



**53 Hawkins Way, Wootton**

Abingdon

**£300,000**

**Simpsons**

The Pro**active** Agent





Floor 0

Approximate total area<sup>(1)</sup>

833 ft<sup>2</sup>

77.5 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# 53 Hawkins Way

Wootton, Abingdon

A generously proportioned two double bedroom home, no onward chain with great potential and in need of some renovation. An ideal first home or for someone looking to add value.

Council Tax band: C

Tenure: Freehold

- The property would be ideal as a first home, with the opportunity to add value and renovate to suit your needs.
- This extended two double bedroom property is offers ample off street parking, located in the village of Wootton.
- No onward chain
- The ground floor comprises of an entrance hall, living room, dining room, kitchen which leads into the converted garage offering more room for storage, or utility room, with a separate cloakroom.
- The first floor has two double bedrooms, which share a family bathroom.
- Gas central heating, the boiler was replaced in 2020.
- Generous rear garden, mainly laid to lawn with side access.



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