



VIEW 360°
VIRTUAL TOUR





P John Payne



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Hawkins Road Earlsdon, Coventry, CV5 6HZ

A wonderful 'two up, two down' traditional terraced house lying within the popular side road, within easy reach of the city centre. Very well kept and much improved, this appealing home really needs to be seen, has both gas heating and double glazing, has an open plan sitting room/kitchen together with a very sunny rear garden. Briefly comprising front lounge, sitting room/kitchen, bathroom and two double bedrooms. There is a small forecourt and low maintenance garden. Hawkins Road is situated close to Melbourne Road, well served by a selection of excellent daily amenities and within a short walk to the busy Earlsdon High Street.



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Approach

A front entrance door opens into:

Dining Room

11'1" into chimney breast x 10'11" (3.38m into chimney breast x 3.33m)

Having double glazed window, hot water radiator, wood effect laminate flooring and coved ceiling.

Inner Hall

Having stairs leading to the first floor.

Lounge

11'11" into chimney breast x 11'1" (3.63m into chimney breast x 3.38m)

Having an attractive cast iron fireplace surround and tiled hearth, double glazed rear window, hot water radiator, wood effect laminate flooring, storage and meter cupboard below the stairs and square opening into:

Open Plan Refitted Kitchen

8'11" x 6'5" (2.72m x 1.96m)

Finished in a limestone coloured shaker style unit with wood effect worktops comprising; inset sink unit with mixer tap below a double glazed side window, space for fridge freezer, space and plumbing for dishwasher and washing machine, built-in 'Teka' electric oven, inset 'Teka' induction hob with hood over, complementary part-tiled walls and vinyl flooring.

Rear Lobby

Having double glazed side door, wall mounted 'Baxi' gas boiler, continuation of wood effect laminate flooring and built-in airing cupboard with hot water cylinder and shelving.

Bathroom

6'4" x 5'7" (1.93m x 1.70m)

In a white suite with chrome fittings comprising; bath with mixer shower and rail and curtain, basin, WC, continuation of wood effect laminate flooring, hot water radiator, double glazed window, extractor fan and part-tiled walls.

First Floor Landing

Having doors off to the following accommodation:

Bedroom One (Front)

11'1" into chimney breast x 11' (3.38m into chimney breast x 3.35m)

Having double glazed window and hot water radiator.

Bedroom Two (Rear)

11'11" x 11'1" into chimney breast (3.63m x 3.38m into chimney breast)

Having double glazed window and hot water radiator.

Outside

To The Front

The property is set back from the road behind a walled forecourt with wrought iron gate.

To The Rear

The rear garden is mostly pebbled for ease of maintenance with paved stepping stones, timber shed, rear pedestrian gate, is relatively private and enjoys a particularly sunny aspect.

Council Tax

Band A



Call for your FREE VALUATION

City Centre Office
20 New Union Street
Coventry, CV1 2HN
024 7645 5555

Daventry Road Office
165 Daventry Road
Coventry, CV3 5HF
024 7650 3070

Earlsdon Office
37 Earlsdon Road
Coventry, CV5 6EP
024 7667 7000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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