



33 Tabitha Close, Hamworthy, Poole, BH15 4FS

£325,000

- Two Double Bedrooms
- Kitchen/Dining Room
- Immaculate Throughout
- Downstairs Toilet
- Cul-de-Sac Location
- End of Terrace House
- Off-Road Parking for Two Cars
- Good Sized Rear Garden
- Attractive Development
- Storage Throughout

33 Tabitha Close, Poole BH15 4FS

A spacious, end terraced home situated within a favoured modern development. Well presented throughout with a good sized rear garden and off-road parking for two cars!



Council Tax Band: C



Tabitha Close

Briefly, the property comprises: two double bedrooms (the main one has built in cupboards), living room, kitchen/dining room, downstairs toilet and family bathroom.

Further benefits include a good sized enclosed rear garden, two off-road parking spaces, useful storage cupboard in the kitchen, gas central heating and UPVC double glazing.

The property is situated at the head of a quiet cul-de-sac within the favoured 'Lakeside Walk' development. The position of the property makes access to local amenities, including Hamworthy Park & Beach, incredibly easy.

In our opinion, this home would make an ideal first time purchase! To arrange a viewing, or for more information, please call our Upton Branch at your earliest convenience.

Living Room

14'9" x 9'3" (4.50 x 2.83)

Kitchen/Dining Room

12'11" x 11'7" (3.95 x 3.55)

Downstairs Toilet

5'10" x 2'10" (1.80 x 0.87)

Bedroom One

11'7" x 11'0" (3.55 x 3.37)

Bedroom Two

11'2" x 8'3" (3.41 x 2.52)

Bathroom

6'7" x 6'2" (2.02 x 1.89)



Directions

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		83	
(69-80) C			
(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	

