



31 Russell Gardens, Hamworthy, Poole, BH16 5BF

Asking Price **£265,000**

- Terraced House
- Garage
- Front & Rear Gardens
- Well Presented Throughout
- Gas Central Heating
- Three Bedrooms
- Large Shed with Power
- Downstairs Toilet
- Utility Area
- Ideal FTB or BTL!



# 31 Russell Gardens, Poole BH16 5BF

A very well presented, terraced house with low maintenance front & rear gardens situated within easy reach of amenities and transport links.



Council Tax Band: B



## Russell Gardens

Briefly, the property comprises: three bedrooms, living room, kitchen with separate utility area, conservatory, shower room and downstairs toilet.

Further benefits include a garage & good sized shed (both of which have power), front & rear gardens, gas central heating, UPVC double glazing and ownership of the solar panels.

In our opinion, this property would make an ideal first time purchase or buy to let investment. To arrange a viewing, or for more information, please call our Upton Branch.

### Living Room

16'03" x 11'10" (4.95m x 3.61m)

### Kitchen

9'09" x 8'06" (2.97m x 2.59m)

### Utility Area

8'11" x 6'00" max (2.72m x 1.83m max)

### Conservatory

11'05" x 11'05" (3.48m x 3.48m )

### Bedroom One

15'02" x 8'07" (4.62m x 2.62m )

### Bedroom Two

9'02" x 8'01" (2.79m x 2.46m )

### Bedroom Three

10'05" x 5'11" max (3.18m x 1.80m max )

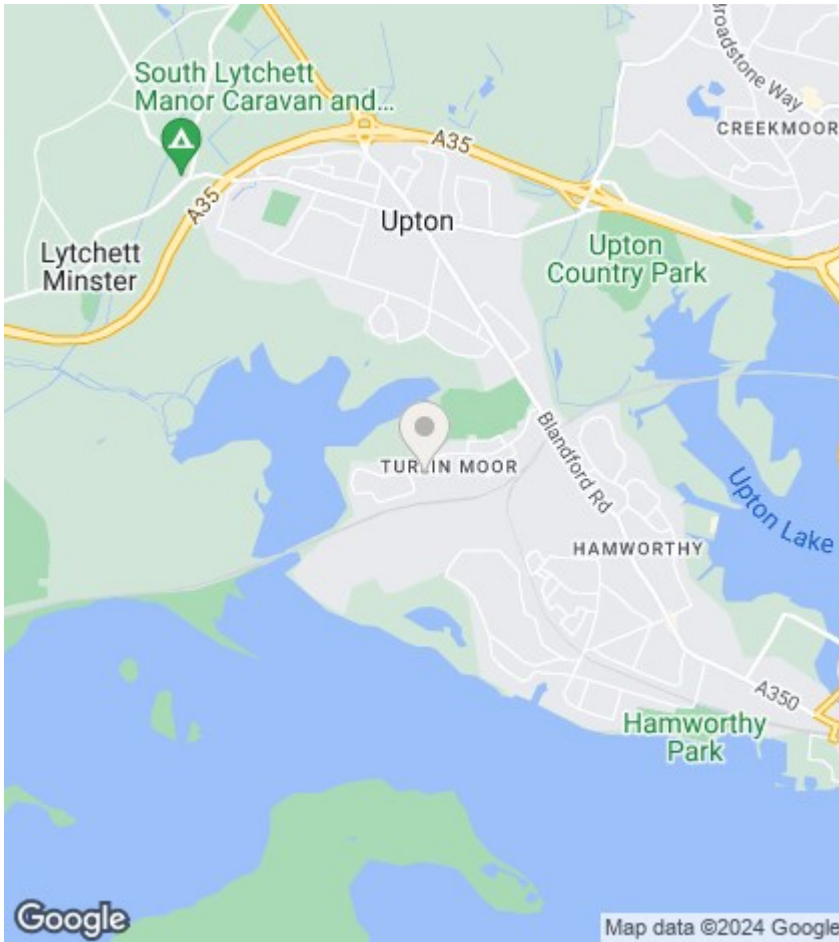
### Shower Room

5'08" x 4'08" (1.73m x 1.42m)

### Agents Note

Whilst the solar panels are owned by the property, they have currently been switched off. A visit from a relevant professional would be appropriate to advise on what is necessary in order to recommission them.





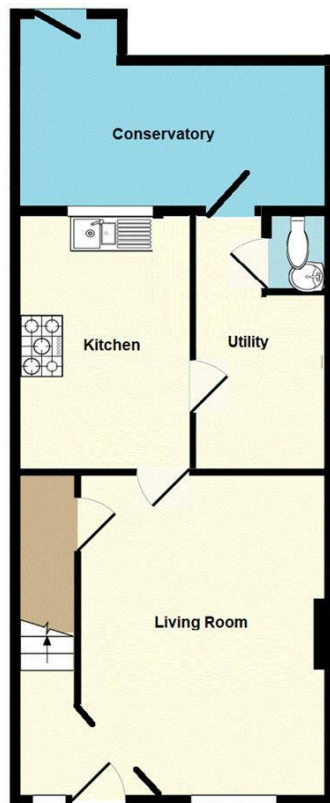
## Directions

## Viewings

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

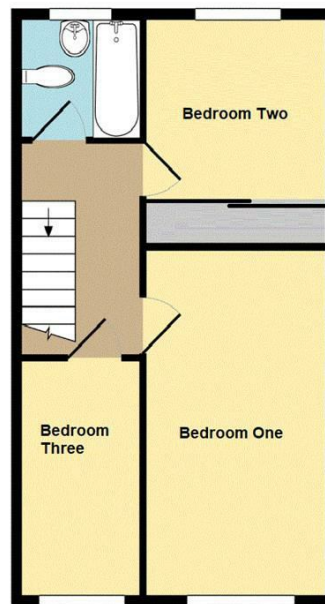
## EPC Rating:

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



GROUND FLOOR

NOT TO SCALE -  
GUIDE ONLY



1ST FLOOR