

GREYS

ESTATE AGENTS



41 Russell Gardens, Hamworthy, Poole, Dorset, BH16 5BF

Asking Price £259,950

- Three Bedrooms
- Wood Burner
- Fantastic Bathroom
- Double Glazing
- Well Presented
- End Of Terrace
- Modern Kitchen
- Gas Central Heating
- Garage
- Vendor Suited!

41 Russell Gardens, Poole BH16 5BF

VENDOR SUITED. We are pleased to offer for sale this well presented and spacious end of terrace family home, set within easy reach of amenities, bus routes and local schooling. Close to scenic walks around Lytchett Bay.



Council Tax Band: B

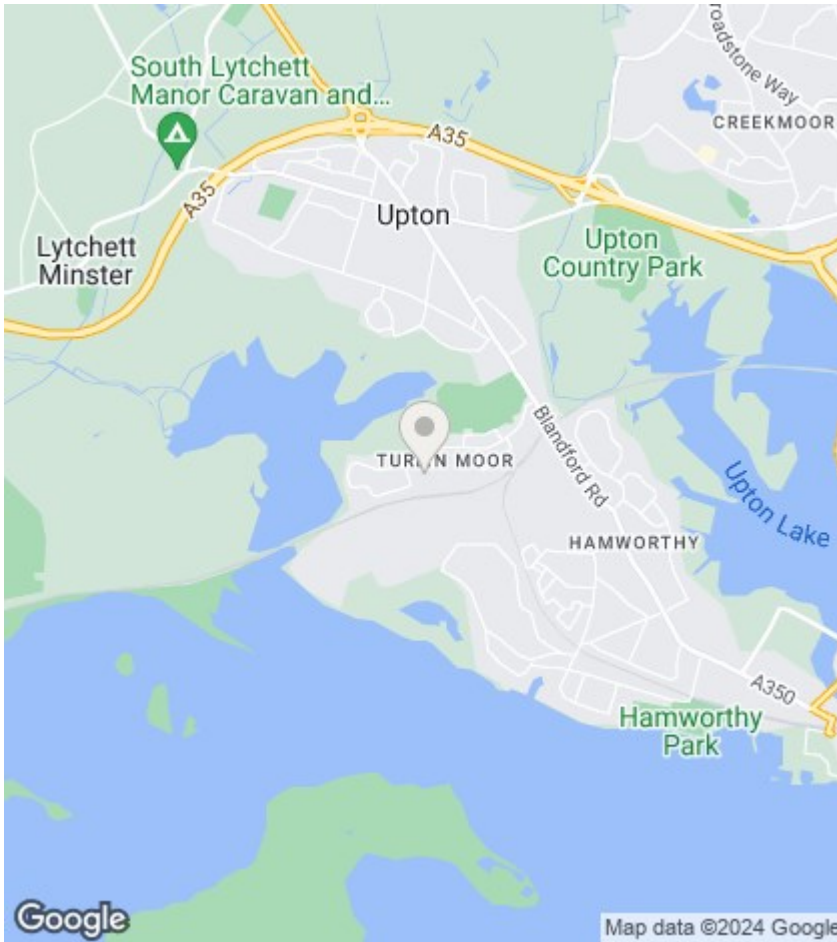


Russell Gardens

The generous accommodation briefly comprises; three bedrooms, modern and beautifully finished kitchen, living room with wood burning stove and sliding doors to the rear garden and furthermore, a recently modernised and contemporary family bathroom with shower over bath. Outside, the property has both front and rear gardens, which have been designed for low maintenance. There is an attractive summer house and gate leading to the garage and parking area.

The property is situated close to local amenities, bus routes, schooling and scenic walks around Lytchett Bay and Upton Country Park.

With the vendor having found a suitable property to move to, they are motivated and welcome internal viewings at your earliest convenience. To arrange, or for more information, please contact us to avoid disappointment.



Directions

Viewings

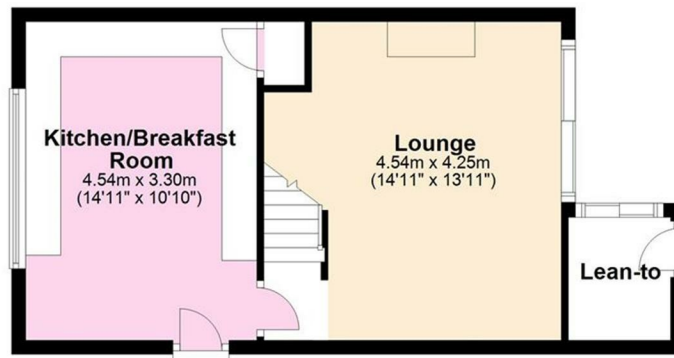
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

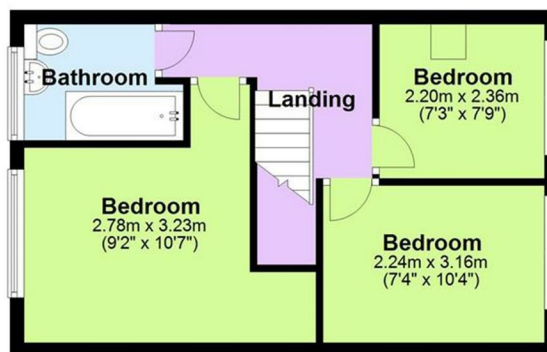
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk / Tel: 01202