



39 Russell Gardens, Hamworthy, Poole, BH16 5BF

Asking Price **£225,000**

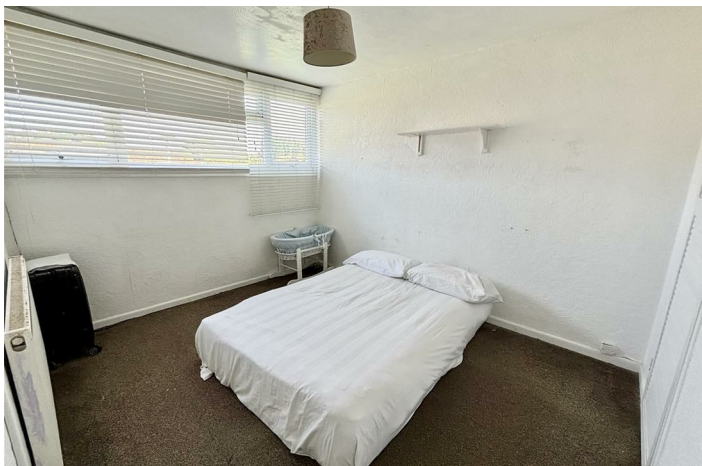
- Terraced House
- Spacious Throughout
- Close to Transport Links
- Gas Central Heating
- Southerly Rear Aspect
- Two Double Bedrooms
- Garage
- UPVC Double Glazing
- Ideal FTB or BTL
- No Forward Chain

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NO FORWARD CHAIN - A spacious, terraced house benefitting from a southerly aspect garden and a garage. Ideal FTB or BTL!



Council Tax Band: B



Russell Gardens

The property briefly comprises: two double bedrooms, spacious kitchen, living room with patio door and main bathroom.

Further benefits include a southerly aspect rear garden, garage, UPVC double glazing and gas central heating.

Located within easy reach of transport links & local amenities, this property would make an ideal first time purchase or buy to let. To arrange a viewing, or for more information, please call our Upton Branch at your earliest convenience.

Living Room

14'10" x 12'02" (4.52m x 3.71m)

Kitchen

10'06" x 8'11" (3.20m x 2.72m)

Bedroom One

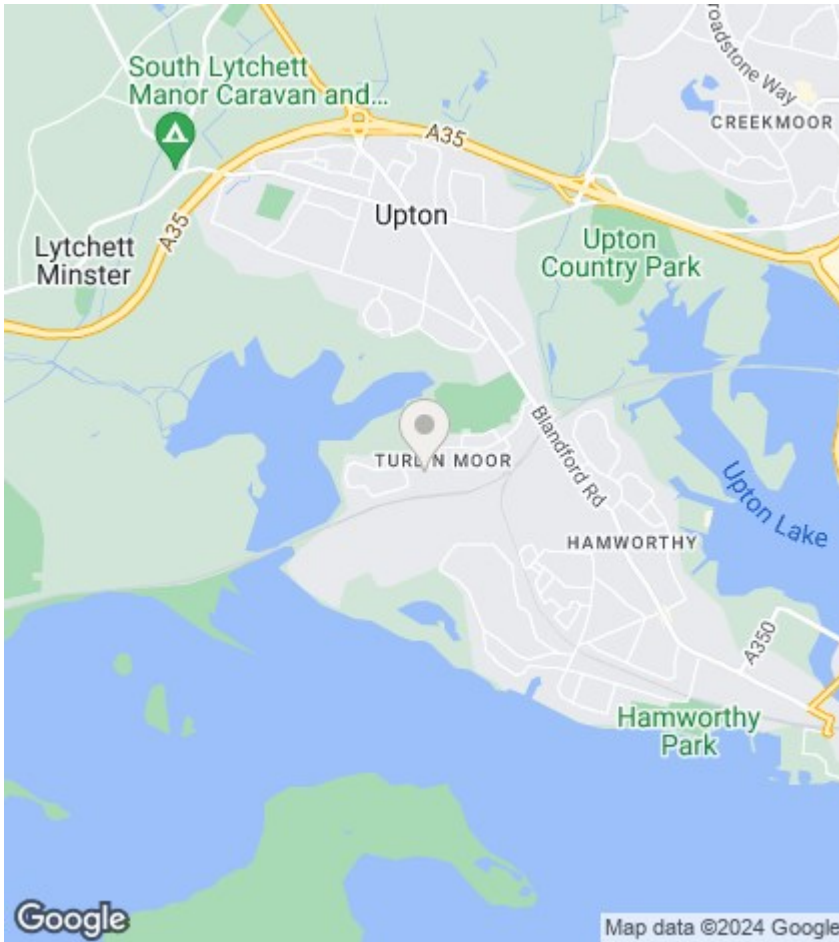
11'07" x 10'06" + recess (3.53m x 3.20m + recess)

Bedroom Two

11'00" x 9'00" (3.35m x 2.74m)

Bathroom

8'03" x 5'07" (2.51m x 1.70m)



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		65	
(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	

