



Hercules Road, Hamworthy, BH15 4JA

**Asking Price £289,950**

- Three Bedrooms
- Westerly Facing Garden
- Parking For Two Cars
- Gas Central Heating
- Popular Location
- Terraced House
- Single Garage
- Well Presented
- Double Glazing
- Vendor Suited!



# Hercules Road, Hamworthy, BH15 4JA

We are delighted to offer for sale this well presented terraced house with garage and parking for two cars, situated in Hamworthy, near Poole.



3



1



1



D

Council Tax Band: B



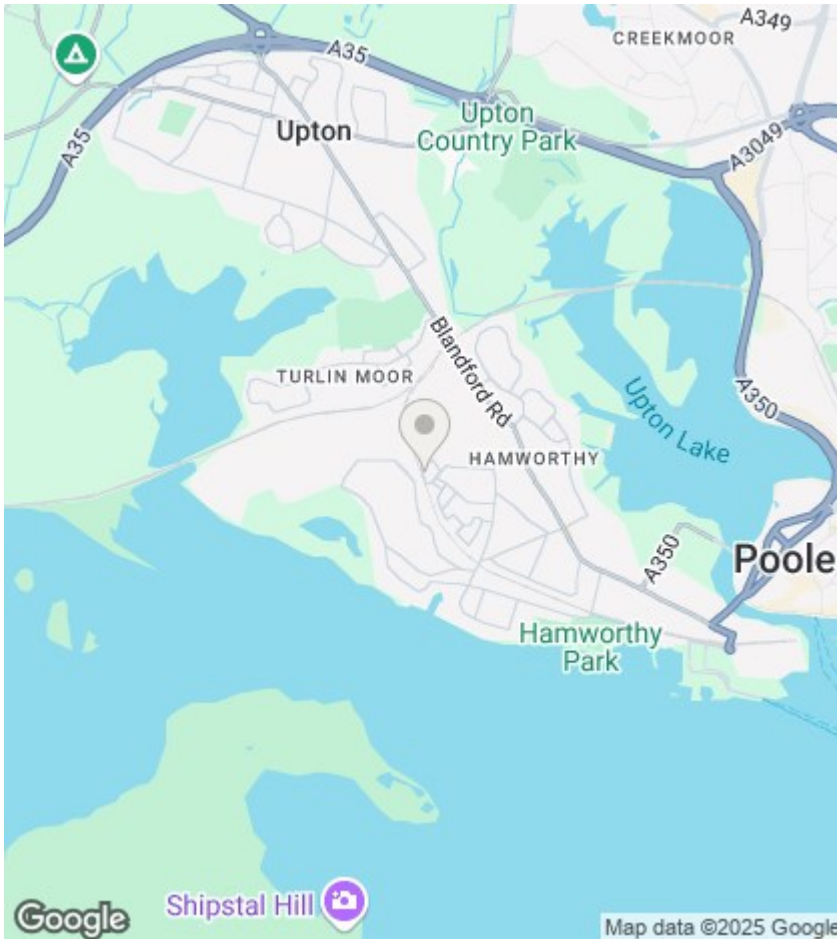
### Hercules Road

The well presented accommodation briefly comprises; three bedrooms, lounge, dining area, kitchen and family bathroom.

Further benefits include; gas central heating, double glazing, westerly facing garden designed for low maintenance, recently fenced off and landscaped front garden area, single garage and parking available for two vehicles to the rear of the property.

Situated close to local beaches, Hamworthy Park, bus routes and local amenities, this property is sure to be popular among first & second time buyers and internal viewings come highly recommended. To arrange, or for more information, please contact our Upton office. The vendor is suited so they are keen to secure their chosen future home.





## 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) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	
(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		
England & Wales		EU Directive 2002/91/EC

