



29 Hewitt Road, Hamworthy, Poole, BH15 4QB

**£1,250 Per Calendar Month**

- Two Double Bedrooms
- Modern Kitchen
- Garage in a Block
- Gas Central Heating
- Popular Location
- Semi Detached House
- Off-Road Parking
- Low Maintenance Rear Garden
- UPVC Double Glazing
- Available Early June



# 29 Hewitt Road, Poole BH15 4QB

Available from June >> A two double bedroom, semi detached house situated within the ever popular 'Cobbs Quay' development.



Council Tax Band: B



### Hewitt Road

The accommodation briefly comprises: two double bedrooms, lounge/dining room, modern kitchen and bathroom.

Further benefits include a low maintenance rear garden, off-road parking for one car, garage in a block, gas central heating and UPVC double glazing.

We are expecting the property to attract high levels of interest. Call our Upton office to arrange at your earliest convenience!

### Kitchen

5'11" x 9'10" (1.80m x 3.00m )

### Lounge/Dining Room

16'00" x 11'11" (4.88m x 3.63m)

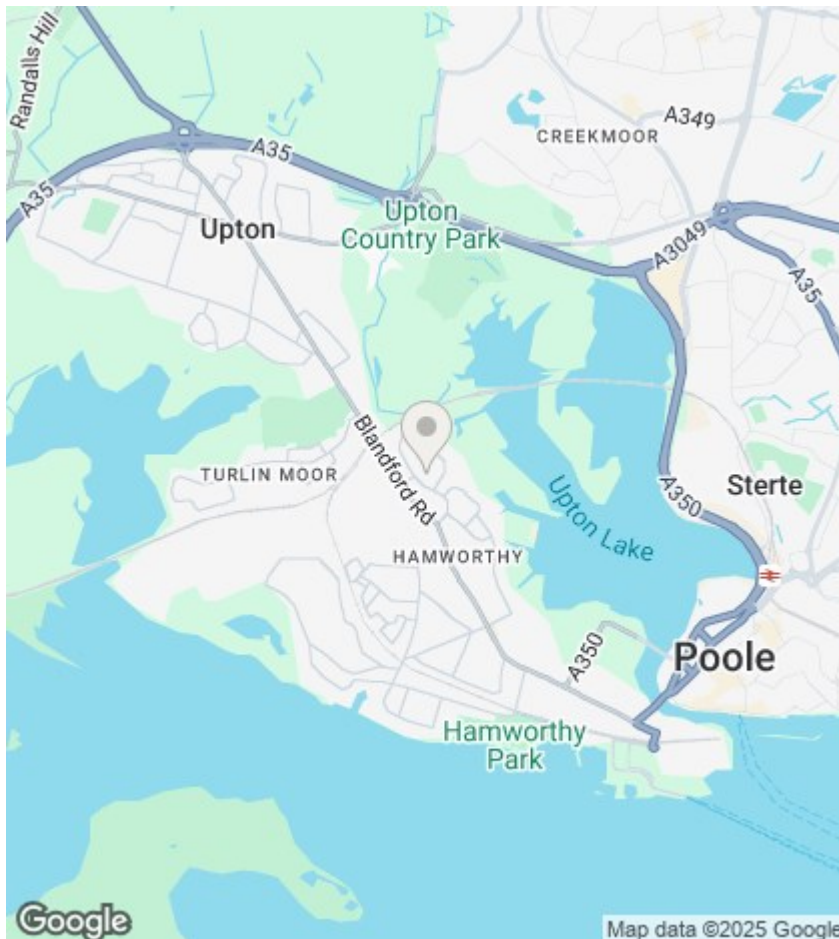
### Bedroom One

12'00" into wards x 9'09" (3.66m into wards x 2.97m)

### Bedroom Two

12'00" max x 8'06" (3.66m max x 2.59m)

### Bathroom



## Agents Note

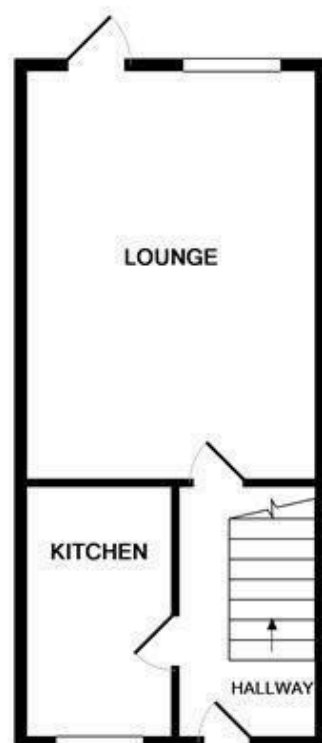
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has 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:

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	



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1ST FLOOR

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