



28 Hercules Road, Hamworthy BH15 4JA

A three bedroom mid-terrace home benefitting from two off road parking spaces and a single garage.

EPC: TBC **Council Tax Band:** B **Price:** £279,000 Freehold

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Key Features

- THREE BEDROOM MID-TERRACED HOME
- THROUGH LOUNGE/DINING ROOM
- KITCHEN
- BATHROOM
- UPVC DOUBLE GLAZING
- GAS HEATING WITH RADIATORS
- OFF ROAD PARKING FOR TWO VEHICLES
- SINGLE GARAGE
- WITHIN EASY REACH OF HAMWORTHY PARK AND BEACH

The Property

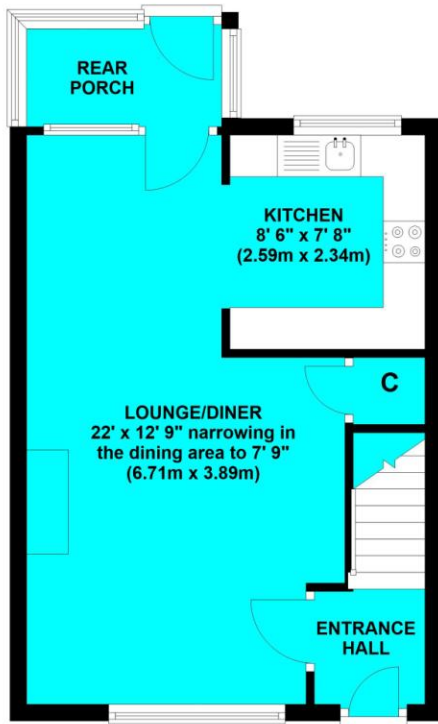
The property which is situated in a quiet residential road benefits from gas fired heating with radiators and UPVC double glazing. The accommodation comprises of an entrance hall, through lounge/dining room, kitchen, rear porch, three first floor bedrooms and a bathroom.

There are front and rear gardens and a driveway provides off road parking for two vehicles and leads to the single garage.

The house is conveniently situated within easy reach of Hamworthy Park and excellent walking, local amenities and the centre of Poole is just a short bus journey or car drive away.

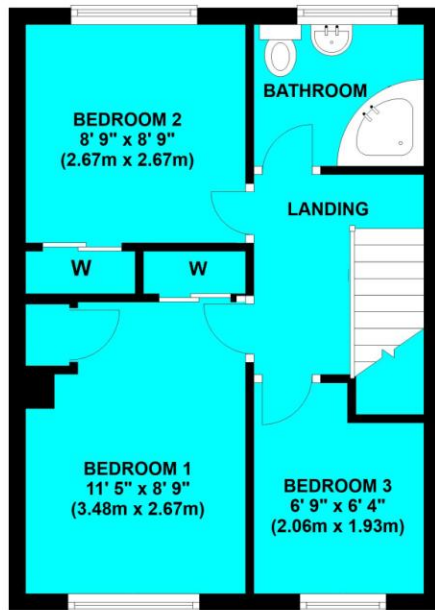
Ground Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.0 sq. feet)



Total area: approx. 64.5 sq. metres (694.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(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		
www.epc4u.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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