



Hewitt Road, Hamworthy, BH15 4QE

**Asking Price £375,000**

- Four Bedroom
- Integral Garage
- Fantastic Layout
- Driveway
- Popular Location
- Town House
- Extended
- Downstairs Toilet
- Close To Cobbs Quay & Holes Bay
- Must Be Seen!

# Hewitt Road, Hamworthy, BH15 4QE

We are delighted to offer for sale this extended, thoroughly spacious and really well presented town house, situated just meters from Holes Bay in Hamworthy.



Council Tax Band: C



### Hewitt Road

This lovely property is deceptive to say the least, with rather generous and immaculate accommodation briefly comprising; four bedrooms (all upstairs), living room, family/play room, fantastic L-shape kitchen/dining room as a result of a ground floor extension, family bathroom and downstairs toilet.

Further benefits include; gas central heating (via combi boiler), double glazing, integral garage, rear garden with summer house & garden shed and a driveway providing off road parking for a couple of cars.

Situated in Hamworthy just a short walk to Cobbs Quay and scenic walks around Holes Bay, this fantastic family home is also located close to bus routes, amenities and local schooling. With this in mind, internal viewings come highly recommended at your earliest convenience.

To arrange, or for more information, please contact our Upton office.



## Agents Note

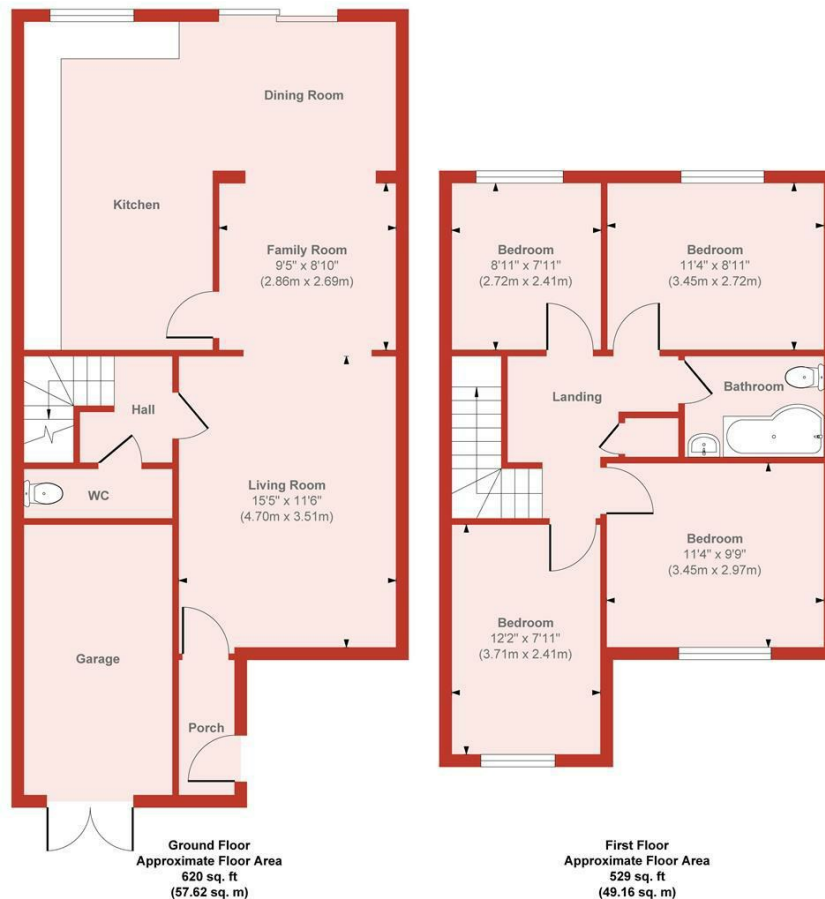
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has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



**Approx. Gross Internal Floor Area 1149 sq. ft / 106.78 sq. m (Excluding Garage)**

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