



179 Hewitt Road, Hamworthy, Poole, BH15 4QF

Asking Price £315,000

- Three Bedrooms
- Allocated Parking
- Lovely Rear Garden
- Well Presented Throughout
- Cul-de-Sac Position
- Terraced House
- Garage
- New Windows & Doors (2022)
- Open Plan Living
- No Forward Chain!

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NO FORWARD CHAIN! This very well presented property is tucked away in a quiet cul-de-sac position and benefits from a garage, allocated parking and updated UPVC glazing.



Council Tax Band: C



Hewitt Road

The accommodation is well planned throughout and is particularly well presented. Briefly, it comprises three bedrooms, open plan living with well appointed kitchen, downstairs toilet and family bathroom.

All windows & doors were updated in 2022 and still have the remainder of a guarantee offered by the installer 'Anglian'. The garden also received a total overhaul in 2024 to include a new patio, decking and re-turfing. Further benefits include gas central heating, a garage and allocated parking.

Situated in a cul-de-sac close to amenities and walks around Holes Bay, this property is sure to attract high volumes of interest. To arrange a viewing, or for more information, please contact our Upton office at your earliest convenience.

Open Plan Living/Kitchen

23'07" max x 18'04" max (7.19m max x 5.59m max)

Downstairs Toilet

Bedroom One

10'09" x 9'07" (3.28m x 2.92m)

Bedroom Two

10'11" x 10'10" (3.33m x 3.30m)

Bedroom Three

8'01" x 7'09" (2.46m x 2.36m)

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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(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	

