



29 Hewitt Road, Hamworthy, Poole, BH15 4QB

**Asking Price £280,000**

- 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
- No Forward Chain!

# 29 Hewitt Road, Poole BH15 4QB

NO FORWARD CHAIN! A two double bedroom, semi detached house situated within the ever popular 'Cobbs Quay' development benefitting from parking & a garage.



Council Tax Band: B



### Hewitt Road

The property is well presented throughout and 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.

Positioned in the ever popular 'Cobbs Quay' development, we are expecting the property to attract high levels of interest. Call our Upton office to arrange a viewing 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

### Garage in a Block



## 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.

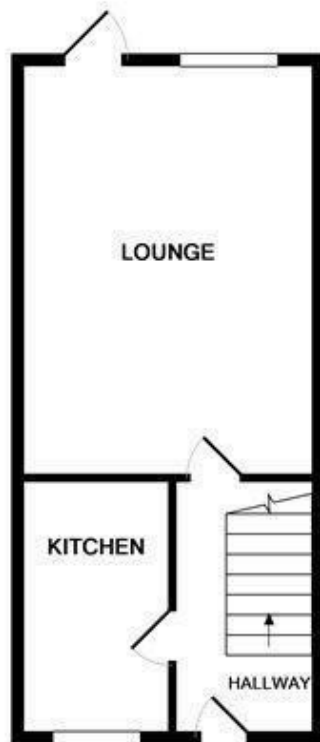
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		72	
(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	



GROUND FLOOR



1ST FLOOR

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