



51 Hewitt Road, Hamworthy, Poole, Dorset, BH15 4QB

**Asking Price £279,950**

- Two Double Bedrooms
- Re-Decorated Throughout
- Double Glazing - New Front Door
- Garage In A Block
- Ideal First Time Buy
- End Of Terrace
- Gas Central Heating via Modern Boiler
- Close To Cobbs Quay
- Modern Kitchen
- No Forward Chain

# 51 Hewitt Road, Poole BH15 4QB

Offered for sale with NO FORWARD CHAIN is this very well presented end of terrace house situated within the popular 'Cobbs Quay' development.



Council Tax Band: B



### Hewitt Road

The spacious accommodation briefly comprises; entrance hallway, two double bedrooms, bright lounge/dining room with French doors out to the garden, modern kitchen and family bathroom.

Further benefits include potential off road parking (curb not dropped), gas central heating via modern boiler, new internal doors throughout, new composite front door, re-decoration throughout, UPVC double glazing, garage in a block, south west facing rear garden and an enviable position within walking distance from Cobbs Quay & Holes Bay.

The property is offered for sale with no forward chain and we believe will make an ideal first time buy, therefore we encourage viewing at your earliest convenience. To arrange, or for more information, please call 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:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | 85        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 65                      |           |
| (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 |           |

