

20 Hercules Road, Hamworthy, Poole, Dorset, BH15 4JA

Asking Price £289,950

- Three Bedrooms
- Refurbished Throughout
- Off-Road Parking
- Modern Kitchen/Dining Room
- Close to Favoured Amenities
- Terraced House
- Garage
- Updated UPVC Glazing
- Gas Central Heating
- Internal Viewing Encouraged

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A refurbished, terraced home situated in a quiet residential part of Hamworthy. Benefitting from a garage & off-road parking.



3



1



1



E

Council Tax Band: C



Hercules Road

This attractive and extensively updated home offers spacious accommodation briefly comprising three bedrooms, a comfortable lounge, modern kitchen with adjacent dining area and a contemporary family bathroom.

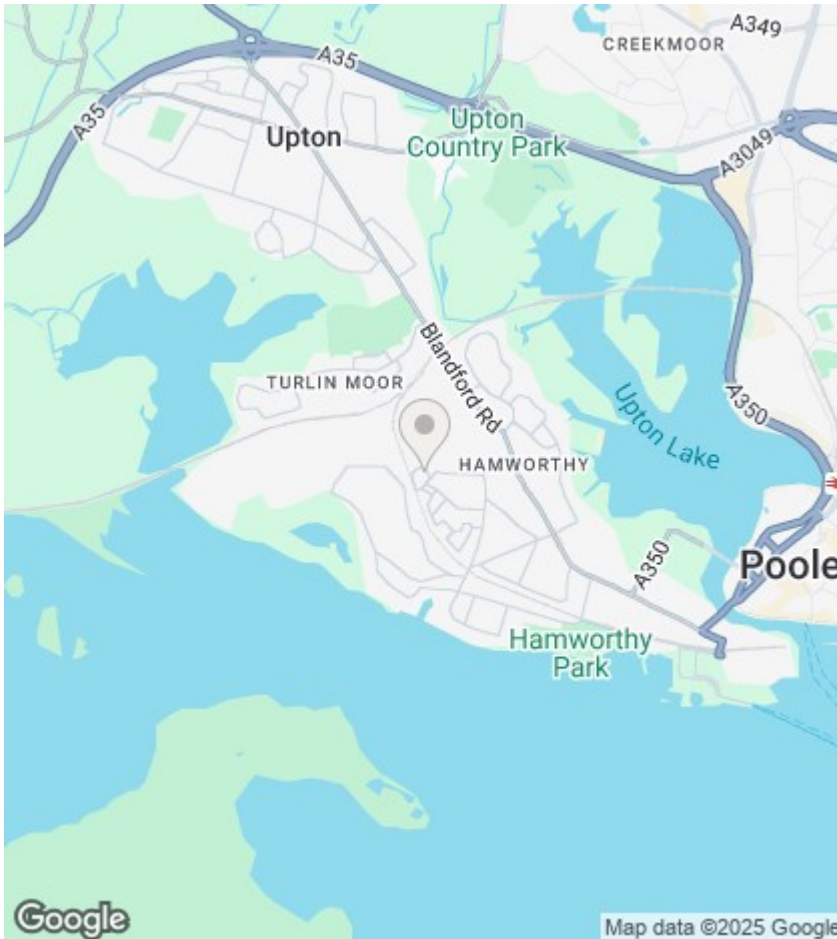
Additional benefits include gas central heating, updated double glazing throughout, an enclosed rear garden designed for low maintenance, and a newly landscaped front garden with fresh fencing. To the rear, the property boasts a single garage and off-road parking.

Ideally located close to Hamworthy Park, local beaches, bus routes, and a range of amenities, this home is perfectly suited to both first and second time buyers.

Early internal viewing is highly recommended. For further information or to arrange a viewing, please contact our Upton office.

Agents note

EPC carried out to owner's purchase and subsequent improvements to the property.



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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Hercules Road, Hamworthy

