



43 Fitzworth Avenue, Hamworthy, Poole, BH16 5AY

Asking Price £285,000

- Three Bedrooms
- Well Presented
- Garage
- 22ft Lounge/Dining Room
- UPVC Double Glazing
- Semi Detached House
- Spacious Throughout
- Southerly Aspect Garden
- Gas Central Heating
- No Forward Chain

43 Fitzworth Avenue, Poole BH16 5AY

NO FORWARD CHAIN! A spacious and well presented family home benefitting from a garage and southerly aspect garden.



Council Tax Band: C



Fitzworth Avenue

The well planned accommodation comprises three bedrooms, 22ft lounge/dining room, separate kitchen and family bathroom.

The rear garden is majority laid to lawn with a small patio area abutting the rear of the house and benefits from a southerly aspect. Further benefits include a garage, outside toilet, gas central heating, UPVC double glazing and a position close to favoured local amenities.

Offered for sale with no onward chain, we believe this property would make an ideal first time purchase. To arrange a viewing, or for more information, please call our Upton Branch.

Lounge/Dining Room

22'06" x 12'07" (6.86m x 3.84m)

Kitchen

9'11" x 8'09" (3.02m x 2.67m)

Bedroom One

13'06" x 10'02" (4.11m x 3.10m)

Bedroom Two

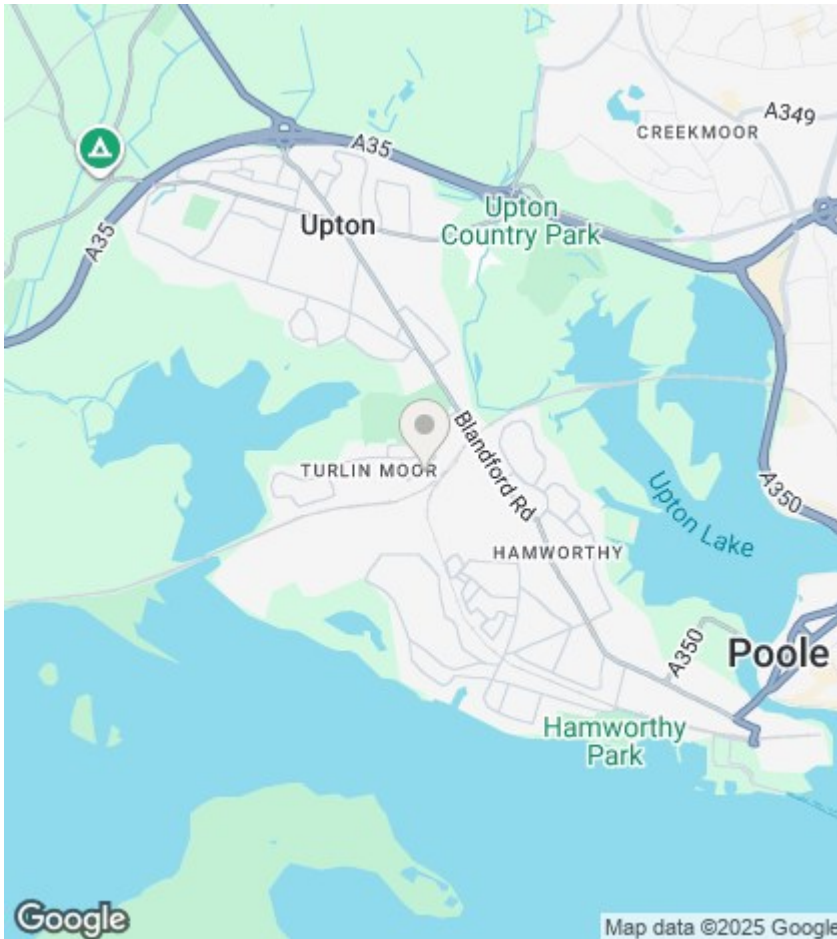
12'08" x 8'10" (3.86m x 2.69m)

Bedroom Three

8'10" x 7'10" (2.69m x 2.39m)

Bathroom

6'03" x 5'05" (1.91m x 1.65m)



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.

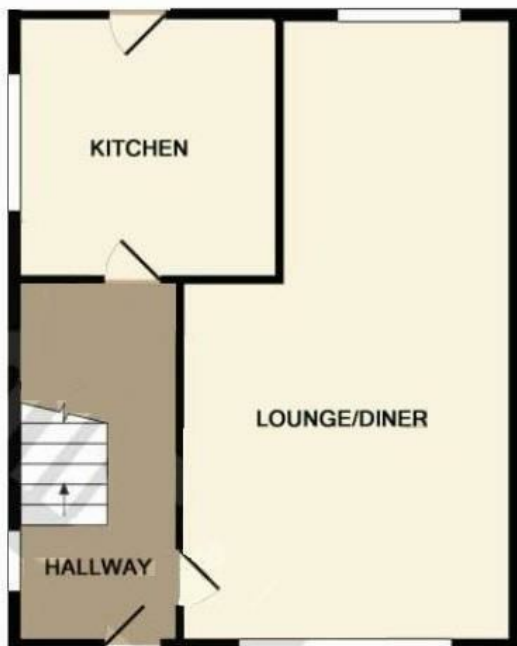
Viewings

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 | | | |
| (69-80) C | | 70 | 76 |
| (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 | |



GROUND FLOOR



1ST FLOOR