



107 Symes Road, Hamworthy, Poole, BH15 4PX

**Asking Price £299,950**

- End of Terrace House
- Well Presented Throughout
- Garage in a Block
- UPVC Double Glazing
- Cul-de-Sac Location
- Three Bedrooms
- Kitchen/Dining Room
- Gas Central Heating
- Low Maintenance Garden
- No Forward Chain



# 107 Symes Road, Poole BH15 4PX

**NO FORWARD CHAIN!** This well presented, end of terrace house is situated within a cul-de-sac location just a short walk away from Holes Bay.



3



1



1



C

Council Tax Band: C



### Symes Road

The accommodation is well presented throughout and briefly comprises: three bedrooms (the main one benefitting from fitted storage), bright living room, kitchen/dining room, family bathroom and downstairs WC.

The rear garden is laid to a mixture of low maintenance materials and is enclosed by panel fencing. Further benefits include a garage in a block, UPVC double glazing and gas central heating.

With it's location within easy reach of both Holes Bay & Upton Country Park, we encourage internal viewing at your earliest convenience. To arrange, or for more information, please call our Upton Branch.

### Lounge

18'04" x 11'02" (5.59m x 3.40m)

### Kitchen/Breakfast Room

14'05" x 10'10" (4.39m x 3.30m)

### Bedroom One

14'05" x 10'10" into wards' (4.39m x 3.30m into wards')

### Bedroom Two

12'10" x 7'10" (3.91m x 2.39m )

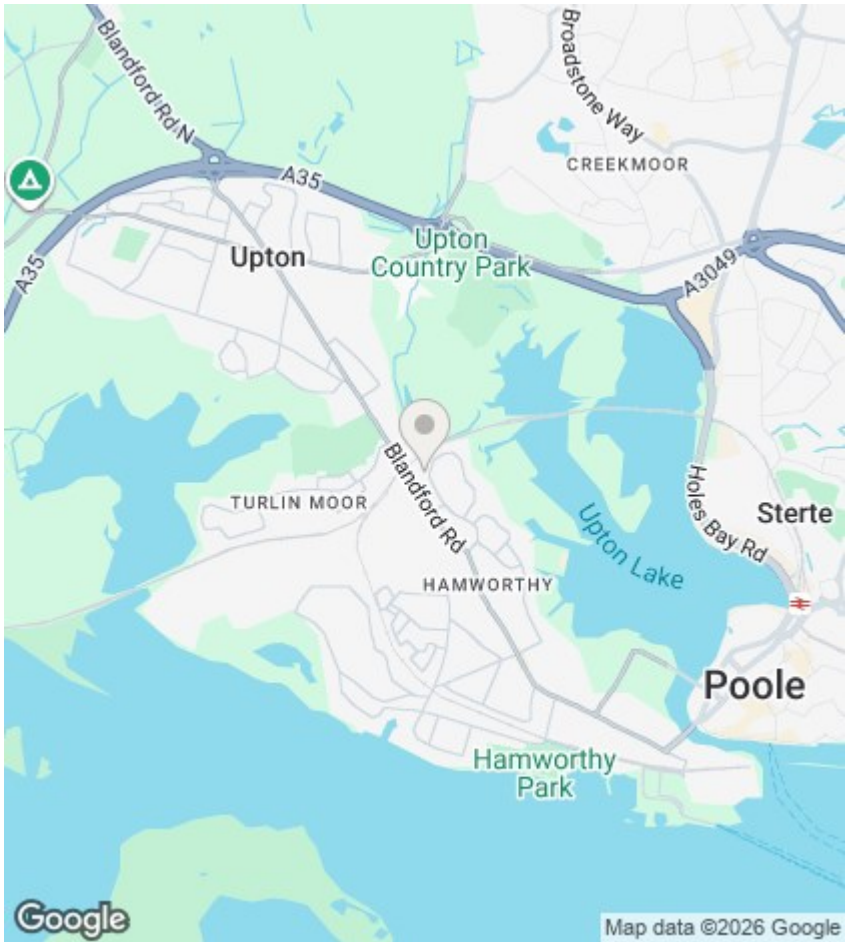
### Bedroom Three

9'10" x 6'03" (3.00m x 1.91m)

### Bathroom

6'03" x 5'03" (1.91m x 1.60m)





## 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.

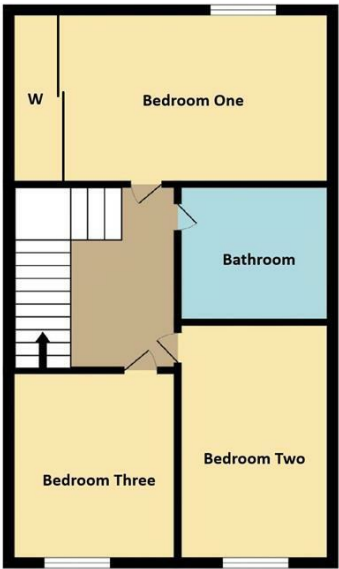
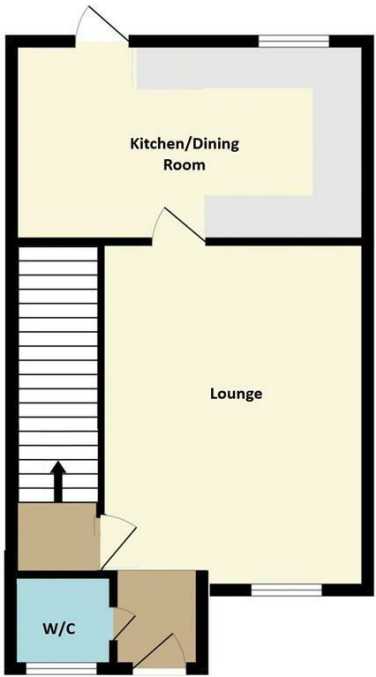
## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 87                      |
| (69-80) <b>C</b>                            | 73      |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

GROUND FLOOR

1ST FLOOR



Not to Scale - Guide Only