



Fitzworth Avenue, Hamworthy, BH16 5AY

Asking Price £269,950

- Three Bedrooms
- Garage
- Spacious Throughout
- Ideal First Time Buy
- Popular Location
- Semi Detached House
- Large Front Garden
- Potential For Big Driveway (STPP)
- Some Modernisation Required
- Gas Central Heating

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We are pleased to offer for sale this spacious semi detached property situated in Hamworthy, near Poole.



Council Tax Band: C

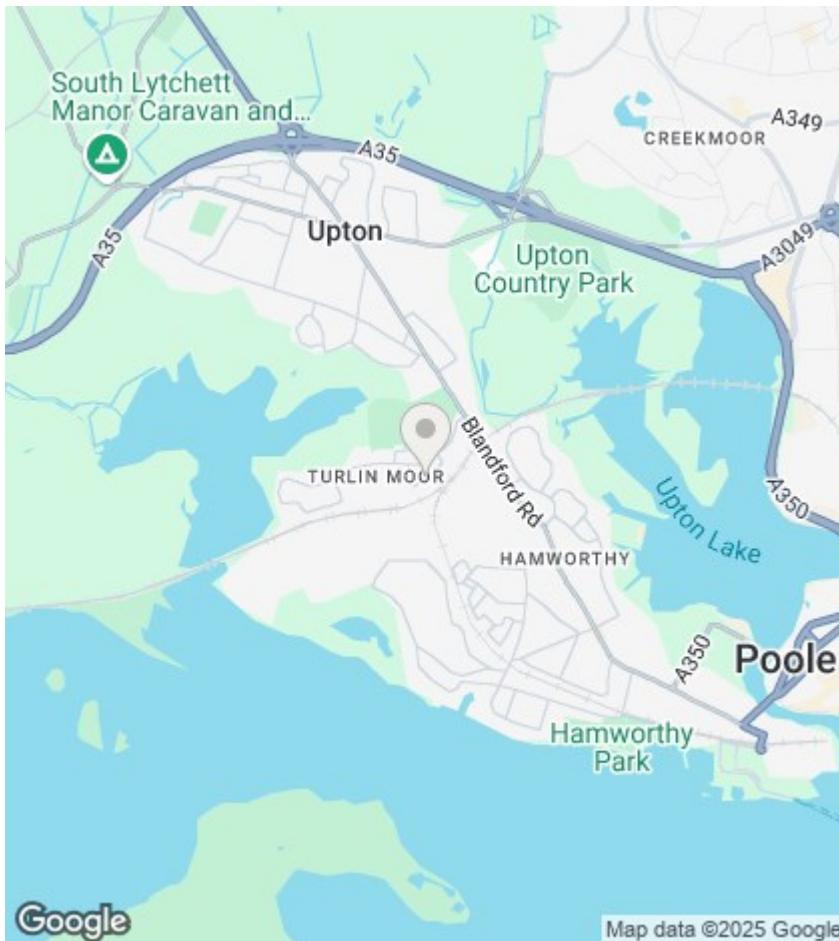


Fitzworth Avenue

Requiring a certain degree of modernisation, the accommodation briefly comprises; three good size bedrooms, lounge/dining room, kitchen, conservatory and bathroom.

Further benefits include; gas central heating, double glazing, single garage via shared driveway and a spacious front garden which could be used to create a large driveway (subject to planning for dropped kerb). The rear garden is laid to decking with a large garden shed.

Situated close to local amenities and bus routes, we believe this property will make an ideal first time buy or investment purchase. For more information or to arrange a viewing, please contact our Upton office.



Agents Note

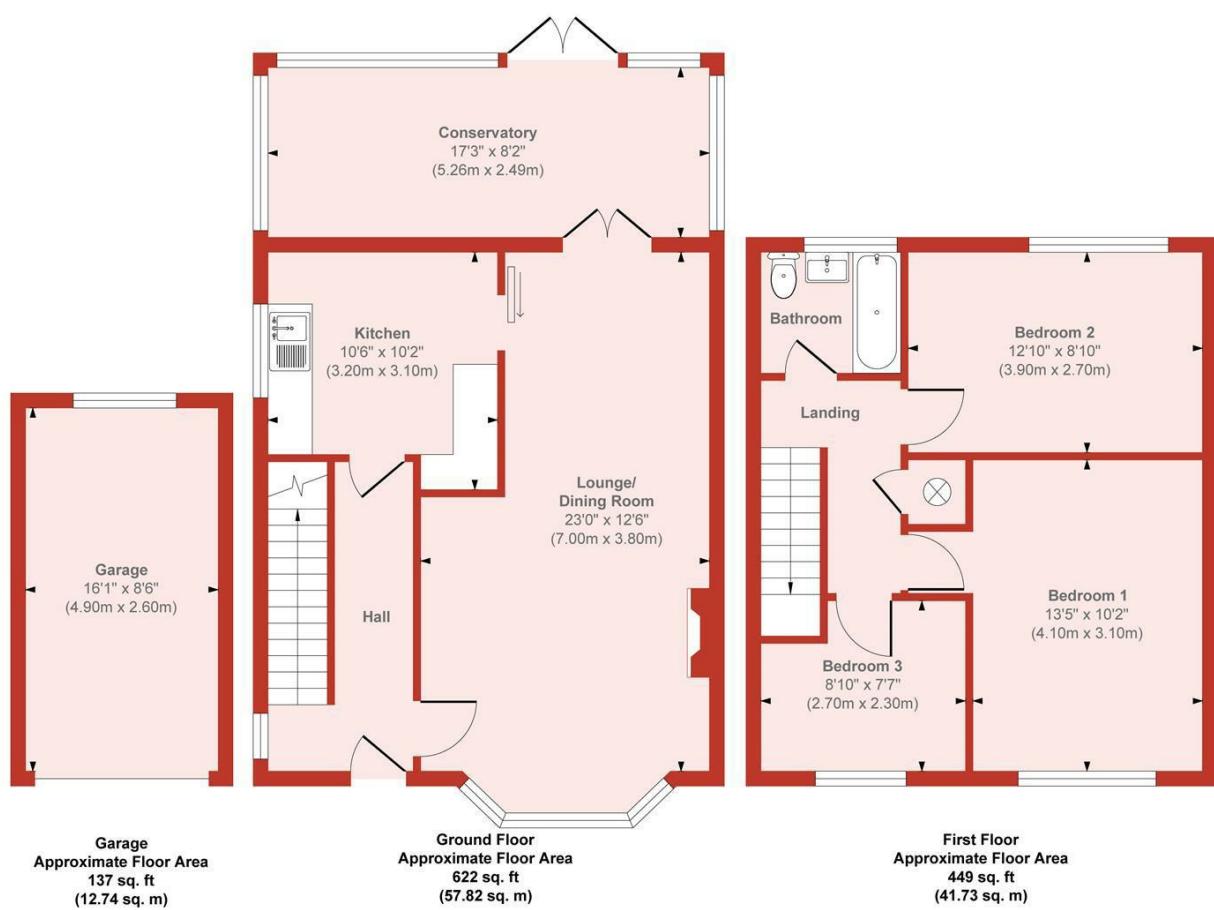
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



Approx. Gross Internal Floor Area 1208 sq. ft / 112.29 sq. m (Including Garage)

Produced by Elements Property