



197 Hewitt Road, Poole, BH15 4QF

Asking Price **£329,950**

- Three Bedrooms
- Immaculate Throughout
- South Facing Rear Garden
- GCH/UPVC Double Glazing
- Ideal First Time Buy
- Semi Detached House
- Modern Fitted Kitchen
- Driveway & Garage
- Downstairs WC
- Cobbs Quay Development

# 197 Hewitt Road, Poole BH15 4QF

An immaculately presented three bedroom, semi-detached home benefitting from a south facing rear garden, driveway & garage.



Council Tax Band: C



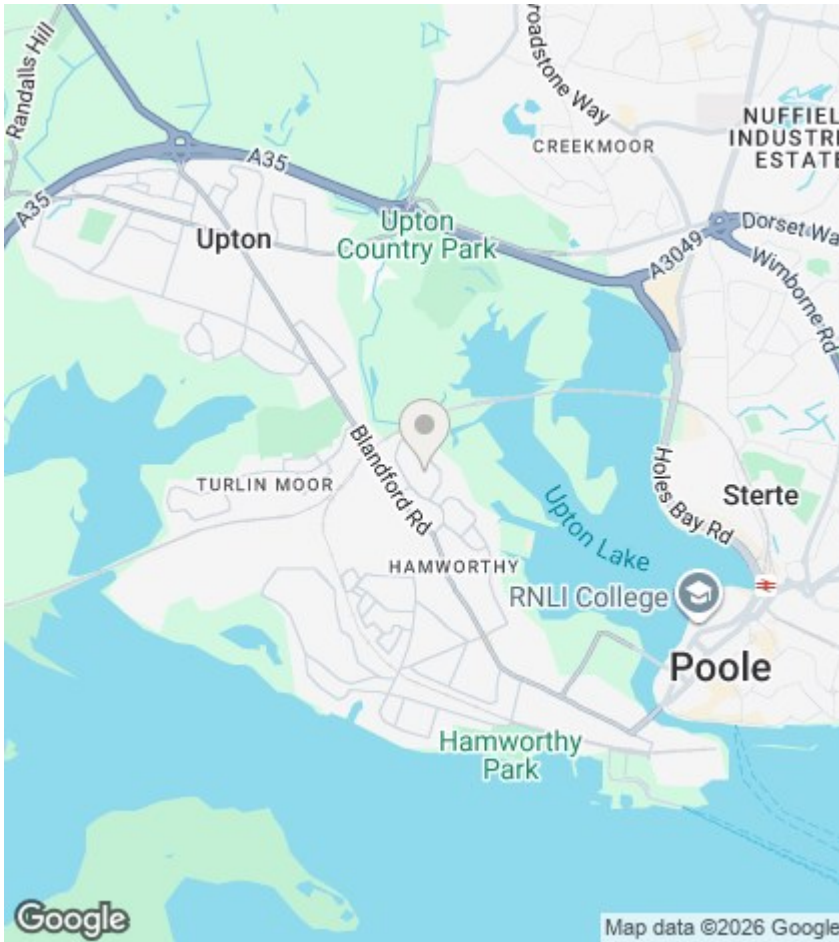
## HEWITT ROAD

This property has been meticulously maintained and briefly comprises three well proportioned bedrooms, modern kitchen with fitted appliances, sizeable lounge/dining room, family bathroom and a downstairs WC.

The south facing garden is perfect for those who enjoy the sun. It is laid majority to lawn with a large patio area ideal for a seating space whilst being enclosed by panel fencing with spacious side access.

Positioned in the 'Cobbs Quay' development within walking distance to Upton Country Park, further benefits include a driveway, gas central heating, UPVC double glazing, partially boarded loft space and a garage in a block.

We feel this property would make an ideal first time purchase and is currently occupied as a family home. Please call our Upton office to arrange a viewing or to seek further information.



## 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.

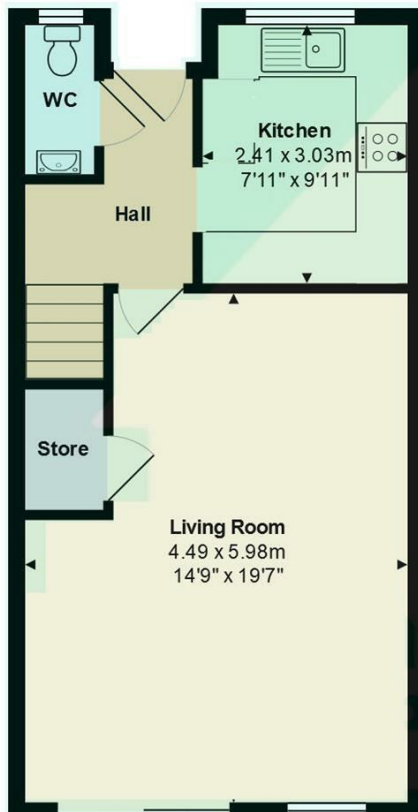
## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

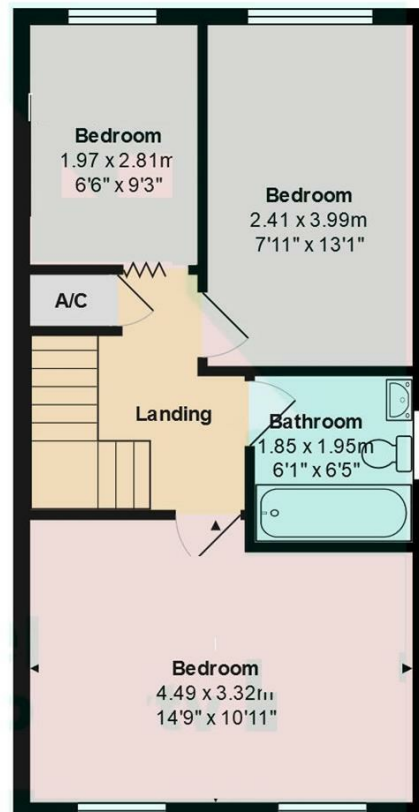
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



1st Floor