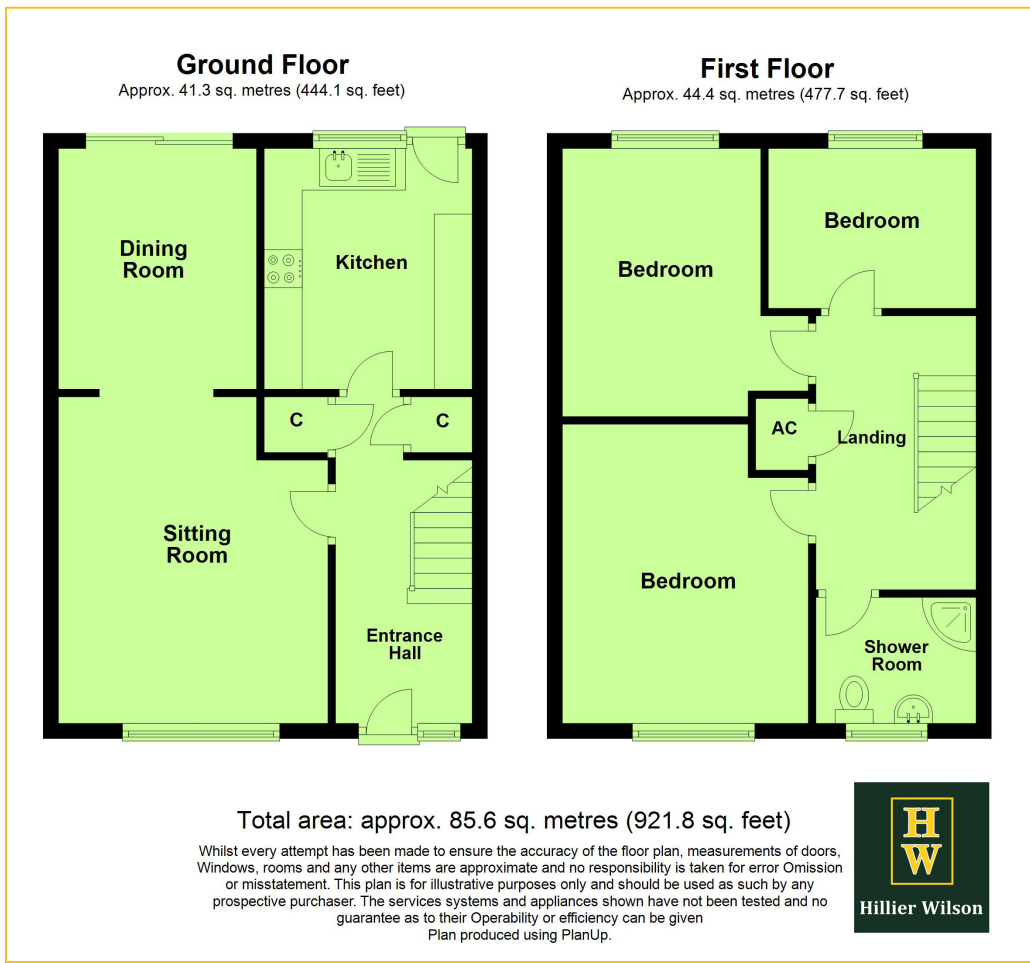


15 Symes Road
Hamworthy
Poole BH15 4PR

Price **£269,950** Freehold



A THREE BEDROOM TERRACED FAMILY HOME
SITUATED IN A QUIET CUL-DE-SAC LOCATION.
NOW IN NEED OF GENERAL UPDATING THROUGHOUT.



- * **ENTRANCE HALLWAY 17' X 5' 8" (5.18m x 1.76m)**
 - * **LOUNGE 14' X 11' 6" (4.26m x 3.53m)**
 - * **DINING AREA 10' 5" X 8' 5" (3.2m x 2.59m)**
 - * **KITCHEN 8' 9" X 8' (2.71m x 2.43m)**
 - * **STAIRS RISING TO FIRST FLOOR**
- * **BEDROOM ONE 12' 9" X 10' 6" (3.93m x 3.23m)**
- * **BEDROOM TWO 11' 6" X 11' (3.53m x 3.35m)**
- * **BEDROOM THREE 8' 9" X 7' 2" (2.71m x 2.19m)**
- * **FAMILY BATHROOM 6' 9" X 5' 6" (2.1m x 1.7m)**
 - * **PRIVATE REAR GARDEN**
 - * **OFF ROAD PARKING**
 - * **SINGLE GARAGE IN A BLOCK**
 - * **DOUBLE GLAZED**
 - * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A UPVC double glazed frosted front door with matching side screen gives access into the entrance hallway which has cupboard housing fuses, telephone point, stairs rising to first floor and access into the ground floor cloakroom which has laminate flooring, built in storage cupboard, low level flush WC and wash hand basin with hot and cold tap. The lounge has window to front aspect, TV point, two wall mounted light points and an archway leading through to the separate dining area which has serving hatch through to the kitchen and sliding patio doors leading out to the rear garden. The kitchen has window and door to rear, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, single sink with drainer and mixer tap, wall mounted boiler and space for tall fridge/freezer, dishwasher, washing machine and oven.

The first floor landing has loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedroom one has window to front aspect and bedroom two and three both have windows to rear aspect. The family shower room has frosted window to front aspect, part tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and shower cubicle with 'Mira' shower.

To the front of the property a driveway provides off road parking. The rear garden is predominantly laid to lawn with mature shrub and timber fence borders. Hard stand for shed. The property also benefits from a single garage in a block.





DIRECTIONS:

From Upton bypass coming away from Poole turn left towards Upton Country House and proceed onto Poole Road. At the top of Poole Road at the mini roundabout take the first turning left into Blandford Road and Symes Road can be found about a mile down on the left hand side.

COUNCIL TAX: Band C. BCP Council (Poole).

ENERGY EFFICIENCY RATING: Band D.

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1754