



Area: 31.5 m² ... 339 ft²

Area: 20.7 m² ... 223 ft²

Total Area: 52.2 m² ... 562 ft²

All measurements are approximate and for display purposes only

Link Homes
 Arena Business Park
 Holyrood Close
 Poole
 Dorset
 BH17 7FJ
 sales@linkhomes.co.uk
 www.linkhomes.co.uk
 01202 612626



LINKHOMES
 ESTATE AGENTS



70 Hercules Road, Poole, Dorset, BH15 4JA
Guide Price £235,000

**** NO FORWARD CHAIN **** A brilliant opportunity to acquire this two bedroom end of terrace house positioned in the much-desired Hamworthy, Poole location. Benefitting from an array of standout qualities, few of which include a spacious open plan lounge/diner with French door access to the rear garden, a modern fitted kitchen & bathroom suite, ample storage space, off road parking, bursting with natural light throughout and over 560 square feet of living accommodation. A perfect first time buy in a very popular location. An internal viewing is highly recommended to avoid disappointment!

Hercules Road is situated in the ever popular Hamworthy area which offers a range of attractions such as Lake Pier, Cobbs Quay Marina, Hamworthy Park and Rockley Park. There are many other useful amenities such as the train station, shops, supermarkets, the post office, schools and Poole Quay is within walking distance. The Quay offers further attractions such as cafes, restaurants, pubs, boat trips to Brownsea Island, The Quayside Local History Museum and many others. Poole and Bournemouth town centres are only a short drive away and the Hamworthy train station is on a main line route going to London Waterloo.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Smooth set ceiling, ceiling lights, UPVC double glazed frosted front door to the rear aspect opening onto the patio walkway, carpeted flooring, UPVC double glazed window to the front aspect, radiator, storage cupboard, wall thermostat and the staircase to the first floor.

Living Room

Smooth set ceiling, ceiling lights, UPVC double glazed windows to the side aspect, UPVC double glazed French doors to the rear aspect opening onto the garden area, carpeted flooring, radiator, power points and a television point.

Kitchen

Smooth set ceiling, ceiling lights, UPVC double glazed windows to the front aspect, vinyl flooring, part tiled walls, wall and base fitted units, wall mounted 'Glow Worm' combination boiler, space for a washing machine, integrated electric oven, four-point electric hob with stainless steel extractor fan above, space for a long-line fridge/freezer, radiator and power points.

First Floor

Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch, carpeted flooring and a UPVC double glazed window to the side aspect.

Bedroom One

Smooth set ceiling, ceiling lights, UPVC double glazed windows to the front aspect carpeted flooring, radiator, power points and a built-in wardrobe.



Bedroom Two

Smooth set ceiling, ceiling lights, UPVC double glazed windows to the rear aspect overlooking the garden, carpeted flooring, radiator, power points.

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, extractor fan, part tiled walls, tiled flooring, sink with under cupboards, heated towel rail, toilet, enclosed shower and a wall light.

Outside

Garden

Southwest facing, laid to patio with surrounding fences and shrubbery.

Front Garden

Patio walkway, Surrounding shrubbery and steps leading to the front door entrance.

Driveway

Space for off road parking.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating:
Council Tax Band: B - Approximately £1,593.08 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £0
Additional Property: £7,050

