



25 Hythe Road, Poole BH15 3NN

A very well maintained two double bedroom detached bungalow situated in this popular and established location and offered for sale with the benefit of No Forward Chain.

EPC: 67 Council Tax Band: C Price: £319,950 Freehold







Key Features

- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- NO FORWARD CHAIN
- WELL MAINTAINED THROUGHOUT
- SCOPE TO EXTEND (STPP)
- AMPLE OFF ROAD PARKING
- DETACHED GARAGE
- WELL KEPT FRONT GARDEN
- SUNNY REAR ASPECT
- CONVENIENT LOCATION

The Property

This very well maintained detached home is being offered for sale for the first time since construction circa 1960. Conveniently situated within easy reach of local amenities and schooling and there are excellent bus routes to the centre of Poole.

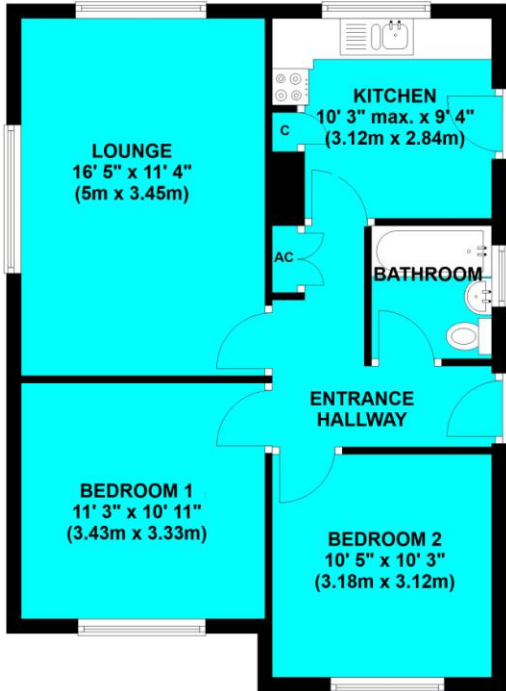
The accommodation comprises of a reception hall, a lounge with dual aspect windows overlooking the rear garden, and a kitchen with space for dining table and chairs. There are

then two double bedrooms, both to the front aspect, and a bathroom.

The front garden has been predominantly laid to lawn with a low brick wall to the front boundary. A long driveway provides off road parking for a number of vehicles, and leads along the side of the bungalow to a detached brick built garage with pitched tiled roof. There is then a generous paved patio area which steps down to an area of lawn with established borders.

Ground Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



Total area: approx. 54.5 sq. metres (586.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

