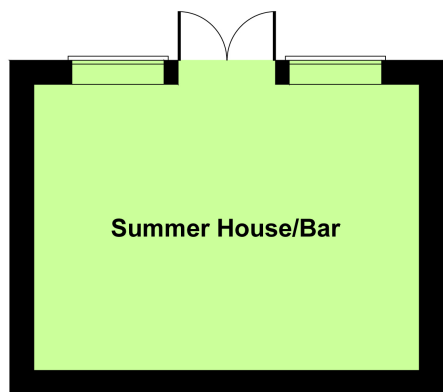


3 Hythe Road
Poole BH15 3NN

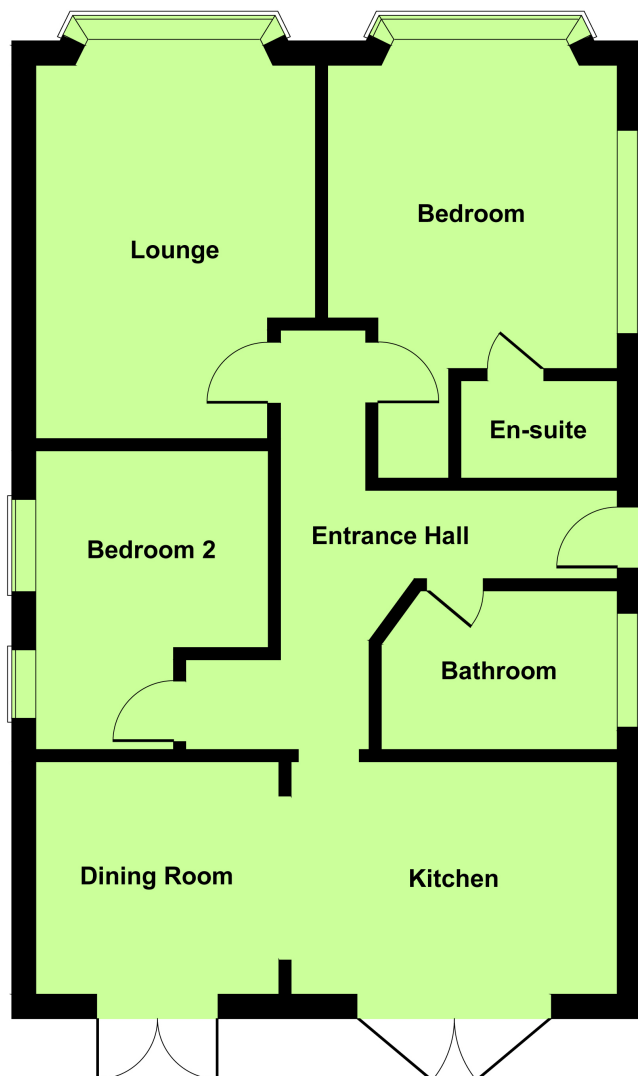
Price **£415,000** Freehold



A BEAUTIFULLY PRESENTED TWO
DOUBLE BEDROOM, TWO BATHROOM
DETACHED BUNGALOW SET IN A QUIET
AND POPULAR RESIDENTIAL LOCATION.
VENDOR SUITED AND KEEN TO SELL.



OUTBUILDING



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



*** ENTRANCE HALLWAY**

*** LOUNGE 14'1" x 11'3" (4.29m x 3.44m)**

*** KITCHEN/DINING ROOM 22'9" x 9'8" (6.97m x 2.98m)**

*** BEDROOM ONE 11'4" x 11'3" (3.47m x 3.44m)**

*** EN SUITE SHOWER ROOM 6'4" x 3'8" (1.95m x 1.15m)**

*** BEDROOM TWO 11'6" (MAXIMUM) x 9'6" (3.53m x 2.92m)**

*** FAMILY BATHROOM 8'3" x 5'3" (2.52m x 1.61m)**

*** OFF ROAD PARKING TO THE FRONT**

*** REAR GARDEN WITH SUMMER HOUSE**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**

*** DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

The front door leads to the entrance hallway where there is access to loft space. The lounge is to the front of the property with feature bay window and fitted shutters. The modern fitted kitchen/dining room has a range of wall mounted and base storage cupboards and drawers, integrated oven, four ring burner induction hob and extractor fan above, one and a half bowl single drainer sink unit with mixer tap, part tiled walls, integrated dishwasher, space for upright fridge/freezer and two sets of double opening doors to the rear garden.

Bedroom one is to the front of the property with bay window and fitted shutters, side aspect window with fitted shutters and two fitted wardrobes. The en suite shower room has a fully tiled shower cubicle with wall mounted shower, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, fitted mirror and wall mounted heated towel rail. Bedroom two has windows to the side aspect. The modern fitted family bathroom has a white suite comprising panel enclosed bath with mixer tap, fitted shower and shower screen, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted heated towel rail, built in airing cupboard, fully tiled walls and obscured window.

The front of the property is laid to block paving providing off road parking. The rear garden is laid to artificial lawn, decorative shingle and elevated composite decking area, further patio and feature summer house.





DIRECTIONS:

From Fleetsbridge roundabout proceed along Dorset Way and then take the first exit left towards Canford Heath. At the roundabout take the second exit along Adastral Road and at the next roundabout turn left and then immediately right into Dale Valley Road. Continue to the end of Dale Valley Road and turn left into Foxholes Road, take the first right hand turning into Hamble Road and then first left into Hythe Road.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: To be confirmed

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: R1926