



23 Lake Drive, Hamworthy, Poole, BH15 4LP

Asking Price £375,000

- End of Terrace House
- Modern Kitchen
- Off-Road Parking
- Close to Park & Beach
- Well Presented Throughout
- Four Bedrooms
- Brand New Combi Boiler
- Southerly Facing Rear Garden
- UPVC Double Glazing
- Downstairs WC

23 Lake Drive, Poole BH15 4LP

This end of terrace house is situated within walking distance of Hamworthy Park & Beach. Well presented throughout with a MODERN KITCHEN and BRAND NEW combi boiler.



Council Tax Band: C



Lake Drive

The well maintained accommodation comprises four bedrooms, lounge/dining room, recently updated kitchen, family bathroom, entrance porch and downstairs toilet.

Further benefits include off-road parking for three cars, a southerly facing rear garden, small brick-built shed, a brand new combi boiler and UPVC double glazing throughout.

With it's favourable position close to Hamworthy Park and other favoured local amenities, we anticipate high levels of interest and as such encourage internal viewing at your earliest convenience. To arrange or for more information, please call our Upton office.

Lounge

13'06" x 10'09" (4.11m x 3.28m)

Dining Area

9'07" x 8'10" (2.92m x 2.69m)

Kitchen

15'00" x 8'11" (4.57m x 2.72m)

Downstairs WC

Bedroom One

13'06" x 9'03" (4.11m x 2.82m)

Bedroom Two

10'06" x 8'10" (3.20m x 2.69m)

Bedroom Three

9'03" x 8'01" (2.82m x 2.46m)

Bedroom Four

10'06" x 7'06" (3.20m x 2.29m)

Bathroom

6'07" x 5'03" (2.01m x 1.60m)



Directions

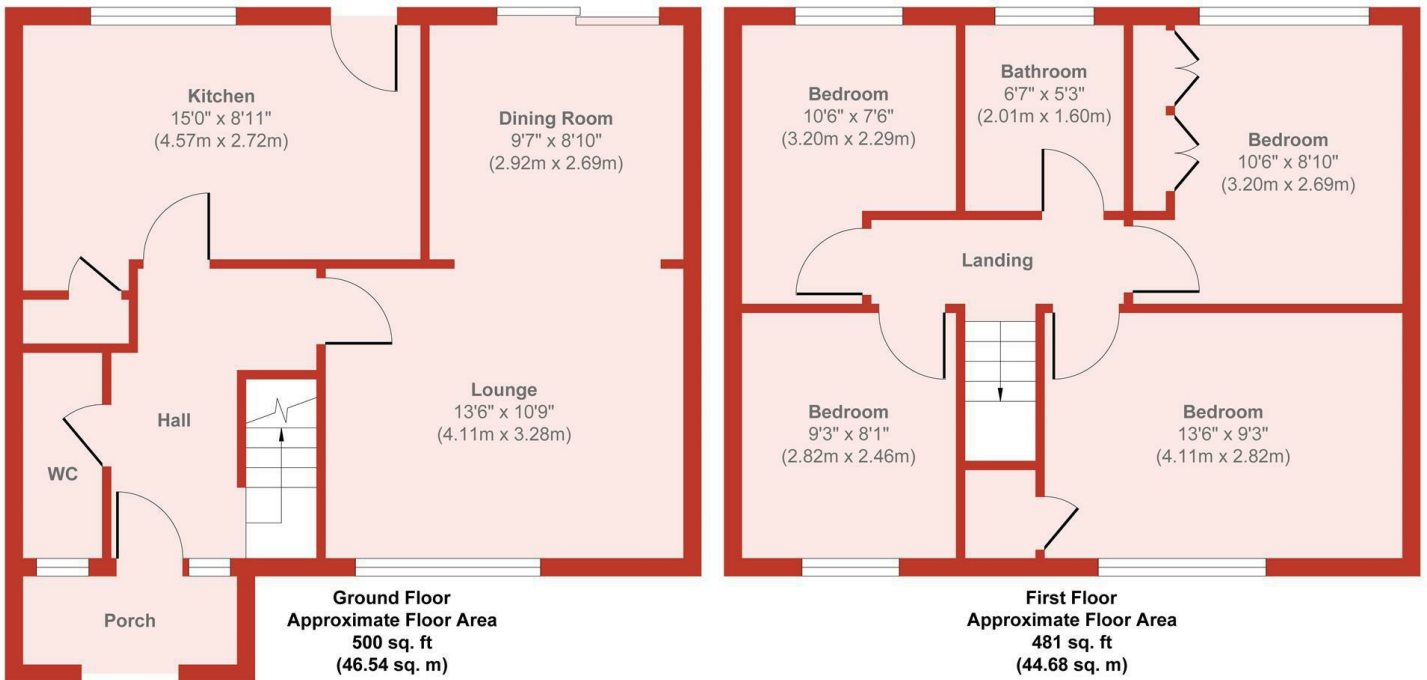
Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Lake Drive, Hamworthy



Produced by Elements Property