



3 Jacobs Road, Hamworthy, Poole, BH15 4QZ

**Asking Price £355,000**

- Detached Family Home
- Driveway
- Enclosed Rear Garden
- Gas Central Heating
- Popular Location
- Three Bedrooms
- Garage
- Recently Installed Glazing
- Modern En-Suite
- Potential of No Onward Chain



## 3 Jacobs Road, Poole BH15 4QZ

This detached family home is positioned within the ever popular 'Rowans' development which is just a short walk from Hamworthy Park & Beach.



3



2



1



D

Council Tax Band: E



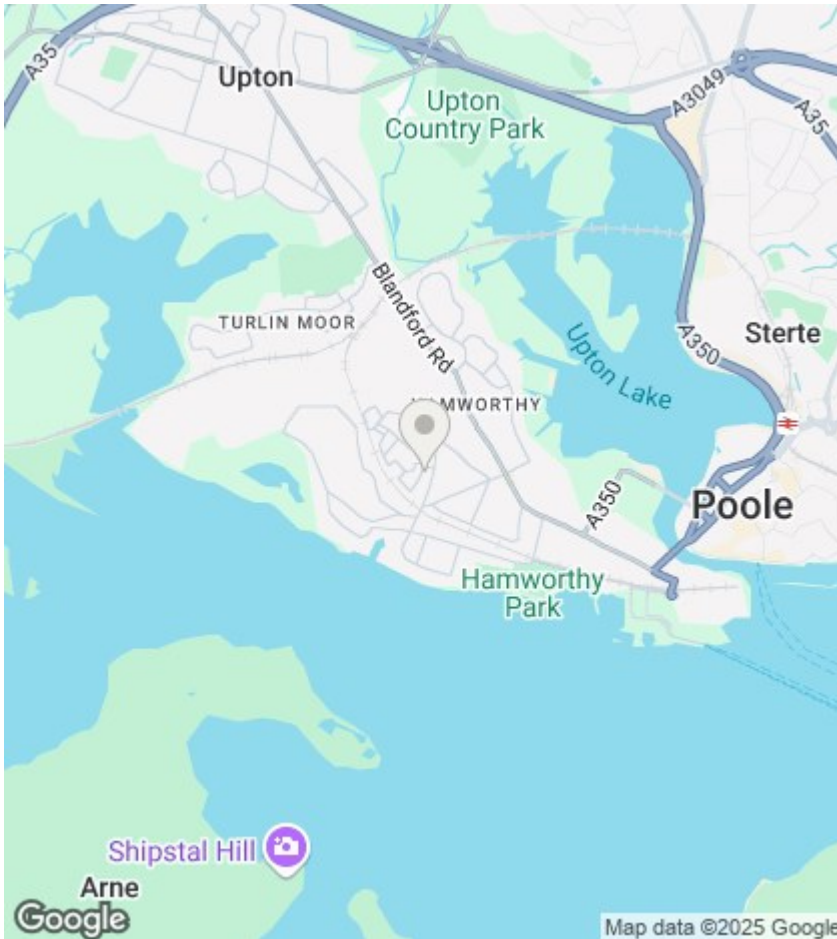
### Jacobs Road

The well planned accommodation comprises three good sized bedrooms, lounge/dining room, separate kitchen, modern en-suite shower room, a family bathroom and downstairs toilet.

Further benefits include recently installed UPVC double glazing, driveway for two cars, garage, enclosed rear garden and gas central heating.

The development itself is a very popular spot - there are open green spaces on the doorstep of the property and the local beauty spot of Hamworthy park is no more than a 15 minute walk away. A frequent bus route also runs along Lake Road making access to Poole town centre and the historic Quayside very easy.

To arrange a viewing, or for more information, please call our Upton branch at your earliest convenience.



## Directions

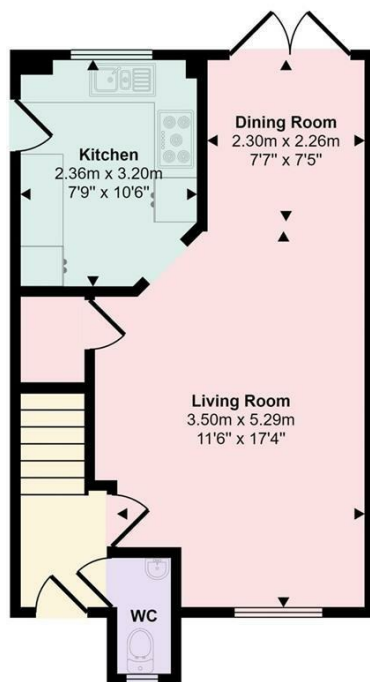
## Viewings

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

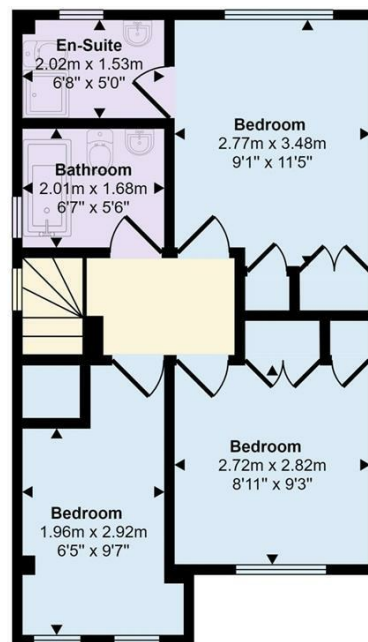
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.