



1 Westport Gardens, Hamworthy, Poole, BH15 4FP

Asking Price £285,000

- End of Terrace House
- En-Suite Shower Room
- Enclosed Garden
- Visitors Parking
- Gas Central Heating & UPVC Double Glazing
- Two Double Bedrooms
- Allocated Parking
- Immaculately Presented
- Small Development
- Built 2020 - Guarantee Remaining

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A recently built, end of terrace house situated within a small development of homes. Immaculately presented by the current occupiers and benefitting from allocated parking!



Council Tax Band: C



Westport Gardens

The property comprises two double bedrooms, a kitchen with a range of storage cupboards and ample worktop space, lounge/dining area, en-suite shower room and main bathroom.

Further benefits include an allocated parking space, further visitors spaces, enclosed rear garden, gas central heating and UPVC double glazing.

The development itself consists of just thirteen homes. Its position allows easy access to both Hamworthy Park and Poole's historic Quayside.

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

Kitchen/Living Room

25'01" x 10'10" (7.65m x 3.30m)

Downstairs Toilet

Bedroom One

10'11" x 10'01" (3.33m x 3.07m)

En-Suite

4'11" x 4'08" (1.50m x 1.42m)

Bedroom Two

10'11" x 9'07" (3.33m x 2.92m)

Bathroom

6'01" x 4'08" (1.85m x 1.42m)



Directions

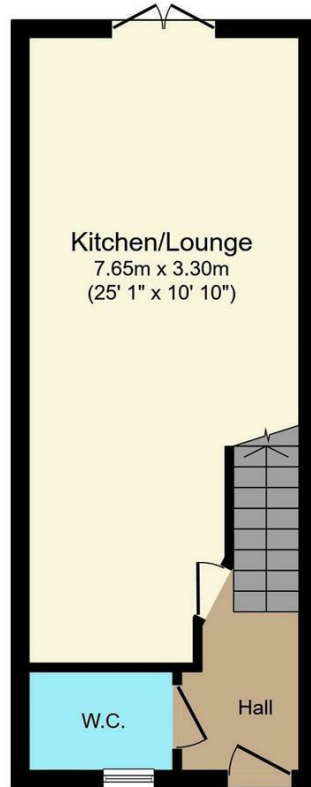
Viewings

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

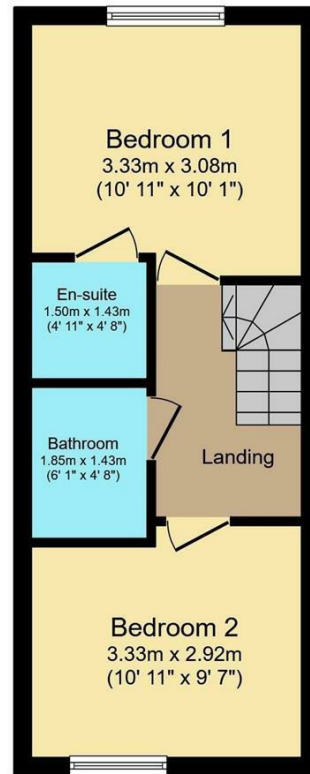
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	88
(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	



Ground Floor



First Floor