



40 Hamilton Road, Hamworthy, Poole, Dorset, BH15 4EP

Asking Price **£360,000**

- Four Double Bedrooms
- Semi Detached House
- Fantastic Garden
- Ample Driveway
- Log Burner
- Three Reception Rooms
- Gas Central Heating
- Loft Room
- Popular Location
- Ideal Family Home

# 40 Hamilton Road, Poole BH15 4EP

A thoroughly well presented and deceptively spacious FOUR DOUBLE BEDROOM family home with three reception rooms, ample driveway and lovely rear garden.



Council Tax Band: C



### Hamilton Road

This unique and sizable family home has generous, neutrally presented accommodation comprising; four double bedrooms, three reception rooms, kitchen, downstairs toilet, family shower room and the added benefit of a loft room (not with planning), which would make an ideal study for example or simply additional storage.

The property further benefits from gas central heating, double glazing, wood burner in the lounge, useful front porch, fantastic rear garden and driveway providing off road parking for several vehicles.

Situated in the heart of Hamworthy just a short walk to local amenities, pubs, Hamworthy Park and beaches, this property is sure to attract high volumes of interest from the start. As a result, internal viewings come highly recommended to avoid disappointment. We look forward to hearing from you.



## Directions

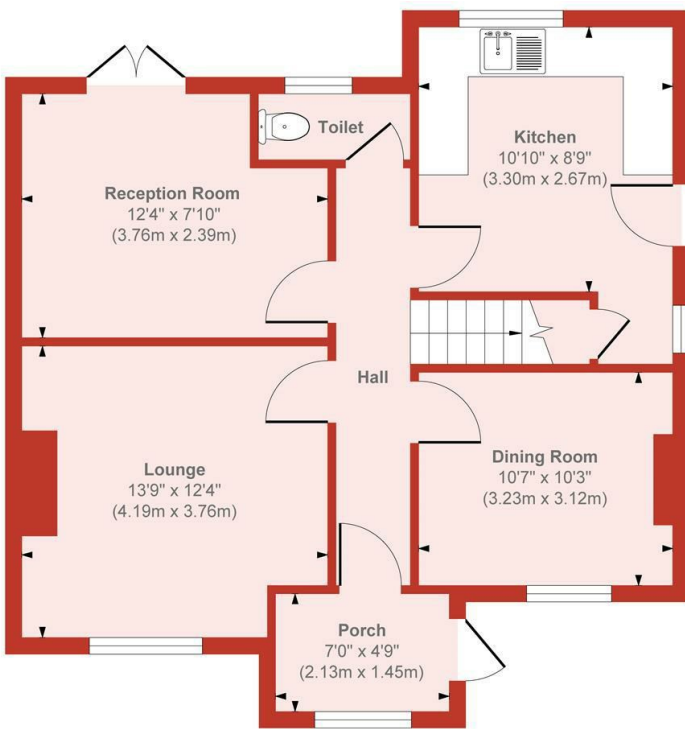
## Viewings

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

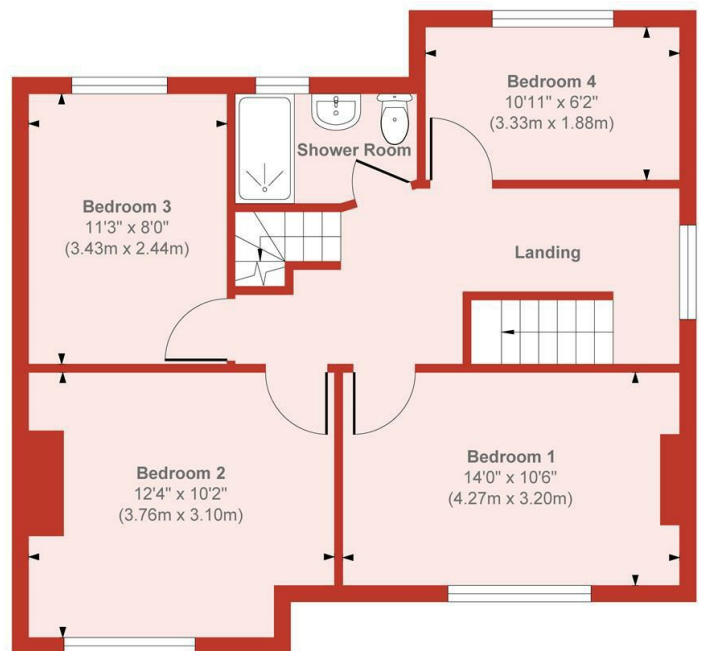
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Ground Floor**  
 Approximate Floor Area  
 604 sq. ft  
 (56.11 sq. m)



**First Floor**  
 Approximate Floor Area  
 568 sq. ft  
 (52.76 sq. m)

**Approx. Gross Internal Floor Area 1172 sq. ft / 108.87 sq. m**

Produced by Elements Property