



38 Rockley Road, Hamworthy, Poole, BH15 4EY

Asking Price **£325,000**

- Semi Detached House
- Off-Road Parking
- Kitchen/Dining Room
- Mature Rear Garden
- Gas Central Heating & UPVC Double Glazing
- Three Bedrooms
- Living Room with 'French' Doors
- Two Toilets
- Popular Location
- No Forward Chain!

38 Rockley Road, Poole BH15 4EY

No Forward Chain! A semi detached family home in a popular residential area offering a most beautiful, mature rear garden.



Council Tax Band: C



Rockley Road

The spacious accommodation comprises three bedrooms, living room with 'French' doors leading to the garden, kitchen/dining room, shower room located on the ground floor and an en-suite toilet to bedroom one.

Further benefits include gas central heating, UPVC double glazing and off-road parking for two cars.

The rear garden has been lovingly maintained and extends to approx 80ft. There is a patio abutting the rear of the property; various borders support a range of mature bushes & shrubbery and there is a good sized garden shed to the end.

Situated in a popular residential road within walking distance of Hamworthy Park, we believe this property would make a fantastic first time purchase or family home. To arrange a viewing, or for more information, please call our Upton office 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) A			
(81-91) B			78
(69-80) C			
(55-68) D		61	
(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



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.