



16 Ash Gardens, Hamworthy, Poole, BH15 4DE

**Asking Price £399,000**

- Detached Chalet
- Modern Throughout
- Garage with Light & Power
- Off-Road Parking
- Close to Cobbs Quay
- Three Double Bedrooms
- Cul-de-Sac Location
- Three Bath/Shower Rooms
- Pleasant Rear Garden
- Internal Viewing Encouraged!



# 16 Ash Gardens, Poole BH15 4DE

Tucked away at the end of a modern development is this spacious, detached chalet home that offers versatile family accommodation.



Council Tax Band: D



### Ash Gardens

The accommodation comprises three double bedrooms, bright living room which is open to the kitchen, conservatory, family bathroom and two en-suite shower rooms.

Further benefits include a good sized rear garden, off-road parking, single garage with light & power, gas central heating and UPVC double glazing.

Located within easy reach of Cobbs Quay and the expansive Holes Bay area, we believe this property is sure to attract a high level of interest. To arrange a viewing, or for more information, please call our Upton Branch at your earliest convenience!

### Lounge

14'06" x 10'07" (4.42m x 3.23m )

### Kitchen

8'03" x 8'01" (2.51m x 2.46m)

### Conservatory

12'05" x 12'00" (3.78m x 3.66m)

### Bedroom One

14'10" x 11'09" (4.52m x 3.58m )

### En-Suite

9'07" x 6'01" (2.92m x 1.85m )

### Bedroom Two

12'09" x 9'01" (3.89m x 2.77m )

### En-Suite

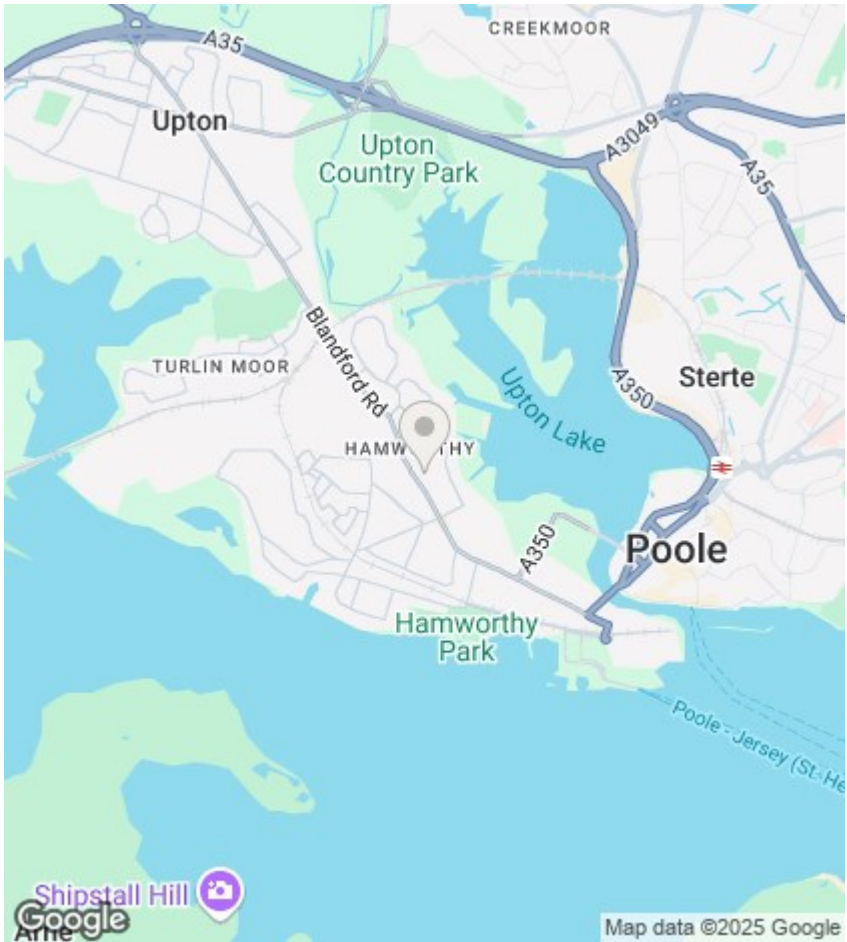
### Bedroom Three

14'03" x 8'01" (4.34m x 2.46m )

### Bathroom

6'02" x 5'09" (1.88m x 1.75m )





## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

