



18 Rockley Road, Hamworthy, Poole, BH15 4EY

**Asking Price £379,950**

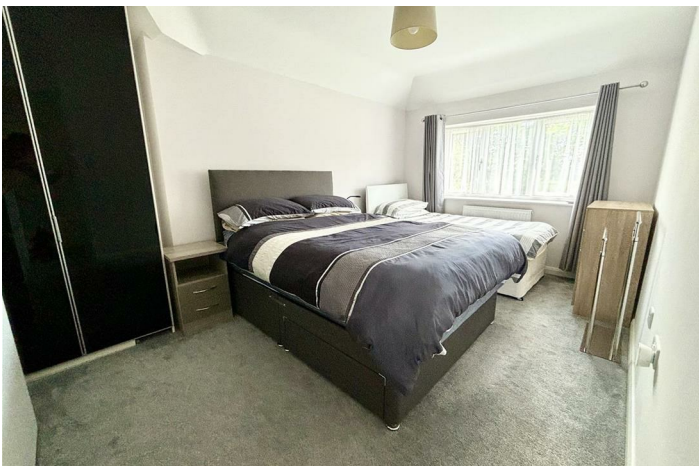
- Semi-Detached Family Home
- Three Double Bedrooms
- Generous Southerly Facing Garden
- Two Garden Rooms
- Popular Location
- Side & Rear Extensions
- Dressing Area to Bedroom One
- Off-Road Parking
- Modern Throughout
- Internal Viewing Encouraged!

# 18 Rockley Road, Poole BH15 4EY

A beautifully presented, extended family home that offers flexible open living spaces, good sized bedrooms, ample parking and a brilliant garden space.



Council Tax Band: C



### Rockley Road

Having undergone both a side and rear extension the property offers sizeable accommodation that is ideal for most family dynamics - this briefly includes: three double bedrooms, living room, dining room, kitchen/family room with bi-folding doors to the garden, downstairs toilet, utility room and four piece family bathroom.

Further benefits include ample off-road parking, a generous southerly facing rear garden, two garden rooms (one currently used as a play space, the other split 50/50 into storage and an office) gas central heating and UPVC double glazing.

The property is ideally located to make the most of Hamworthy's hugely sought after amenities. The Park & Beach can be reached within just a 10 minute walk!

In our opinion, internal viewing is an absolute essential to appreciate the quality of the home. To arrange, or for more information, please call our Upton office at your earliest convenience!

### Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.



## Directions

## Viewings

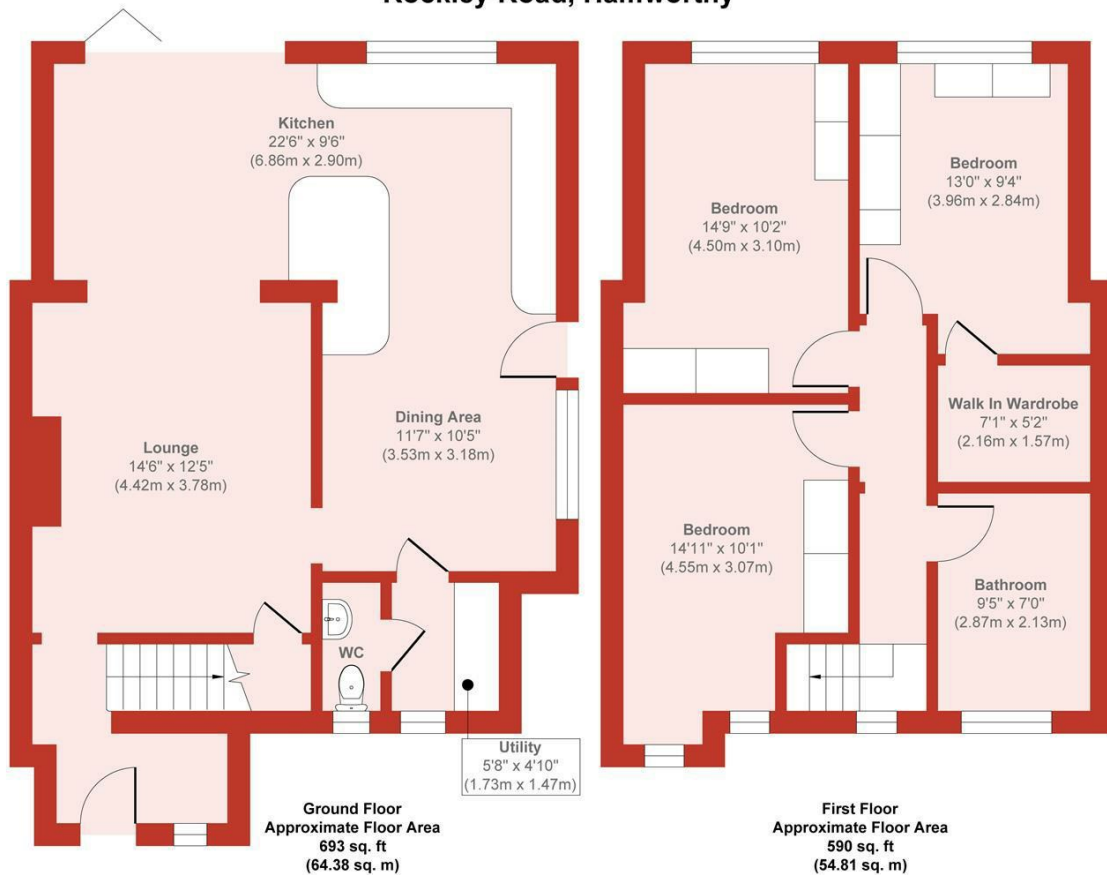
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>		70	
(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	

## Rockley Road, Hamworthy



Approx. Gross Internal Floor Area 1283 sq. ft / 119.19 sq. m

Produced by Elements Property