



421 Blandford Road, Hamworthy, Poole, BH15 4JN

**Asking Price £269,950**

- Three Bedrooms
- Modern Throughout
- Parking for Two Cars
- Close to Train Links
- UPVC Double Glazing
- Terraced House
- Downstairs Toilet
- Southerly Facing Garden
- Gas Central Heating
- Vendor Suited!



# 421 Blandford Road, Poole BH15 4JN

VENDOR SUITED! A modern terraced house situated within convenient reach of amenities and train links. Benefitting from a southerly facing rear garden and parking for two cars.



Council Tax Band: D



### Blandford Road

The deceptively spacious accommodation comprises three bedrooms, living room with easy access to the garden, separate kitchen, downstairs toilet, family bathroom and entrance hallway.

Further benefits include an enclosed southerly facing garden, off-road parking for two cars, gas central heating, UPVC double glazing and a convenient position.

With our vendor suited, we encourage internal viewing at your earliest convenience to appreciate what this property has to offer. To arrange, or for more information, please call our Upton Branch!

### Living Room

13'09" x 9'10" (4.19m x 3.00m )

### Kitchen

12'10" x 8'06" (3.91m x 2.59m )

### Bedroom One

13'09" x 9'10" (4.19m x 3.00m )

### Bedroom Two

10'10" x 7'03" (3.30m x 2.21m )

### Bedroom Three

7'03" x 6'03" (2.21m x 1.91m )

### Bathroom

7'02" x 6'06" (2.18m x 1.98m)





## 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.

## 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>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	
(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	

### Blandford Road, Hamworthy

