



89 Inglesham Way, Hamworthy, Poole, BH15 4PP

**Asking Price £265,000**

- Two Double Bedrooms
- No Forward Chain!
- Garage in a Block
- Quiet Cul-De-Sac Location
- Ideal First Time Buy
- End of Terrace House
- Off-Road Parking
- Gas Central Heating
- Low Maintenance Rear Garden
- In Need of Cosmetic Attention

# 89 Inglesham Way, Poole BH15 4PP

NO FORWARD CHAIN > We are delighted to offer for sale this end of terrace house positioned in a quiet cul-de-sac location benefitting from off-road parking and a garage in a block.



Council Tax Band: B



### Inglesham Way

The property briefly comprises two double bedrooms, sizeable lounge, bathroom, kitchen and conservatory leading out to a low maintenance rear garden.

Further benefits include off road parking, gas central heating, UPVC double glazing, a garage in a block and an enviable position within walking distance from Cobbs Quay.

The property is offered for sale with no forward chain, therefore we encourage viewing at your earliest convenience. To arrange, or for more information, please call our Upton office on 01202 622101.

#### Bedroom One

12'00 x 9'09 (3.66m x 2.97m)

#### Bedroom Two

10'00 x 8'09 (3.05m x 2.67m)

#### Lounge

17'02 x 11'11 (5.23m x 3.63m)

#### Kitchen

11'11 x 9'02 (3.63m x 2.79m)

#### Conservatory

11'08 x 7'08 (3.56m x 2.34m)

#### Bathroom

6'09 x 5'06 (2.06m x 1.68m)

#### Garage in a Block



## 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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Inglesham Way, Hamworthy



Garage  
Approximate Floor Area  
155 sq. ft  
(14.44 sq. m)

Ground Floor  
Approximate Floor Area  
420 sq. ft  
(39.02 sq. m)

First Floor  
Approximate Floor Area  
316 sq. ft  
(29.43 sq. m)

Approx. Gross Internal Floor Area 891 sq. ft / 82.89 sq. m (Including Garage)  
Produced by Elements Property