



94 Lake Road, Hamworthy, Poole, BH15 4LN

£375,000

- Detached Family Home
- Garage Plus Driveway
- Downstairs Toilet
- Popular Location
- Early Viewing Strongly Advised
- Three Bedrooms
- Enclosed Westerly Rear Garden
- Modern En-Suite
- Gas Central Heating
- No Forward Chain!

94 Lake Road, Poole BH15 4LN

SOLD BY GREYS! A modern detached family house with garage and ample driveway / off road parking situated just a short walk from Hamworthy Park and Beach.



Council Tax Band: E



Lake Road

The well planned accommodation comprises three good sized bedrooms, lounge/dining room, separate kitchen, modern en-suite shower room, family bathroom and downstairs toilet.

Further benefits include gas central heating, UPVC double glazing, driveway allowing for ample parking, garage and an enclosed westerly facing garden.

The property itself is situated in a very popular location being not far to the local beauty spot of Hamworthy Park. A frequent bus route also runs along Lake Road making access to Poole town centre and the historic Quayside very easy.

To arrange a viewing, or for more information call our Upton branch at your earliest convenience.

Entrance Hall

Cloakroom / W.C.

Lounge / Diner

20'11" x 12'9" (6.40m x 3.90m)

Kitchen

10'1" x 9'8" (3.08m x 2.97m)

Bedroom One

10'1" x 9'8" (3.09m x 2.96m)

En-Suite Shower Room

5'10" x 3'3" (1.80m x 1.00m)

Bedroom Two

12'2" x 8'4" (3.71m x 2.56m)

Bedroom Three

9'8" x 7'1" (2.97m x 2.17m)

Bathroom

8'0" x 4'9" (2.45m x 1.45m)

Garage

Council Tax - Band E



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.

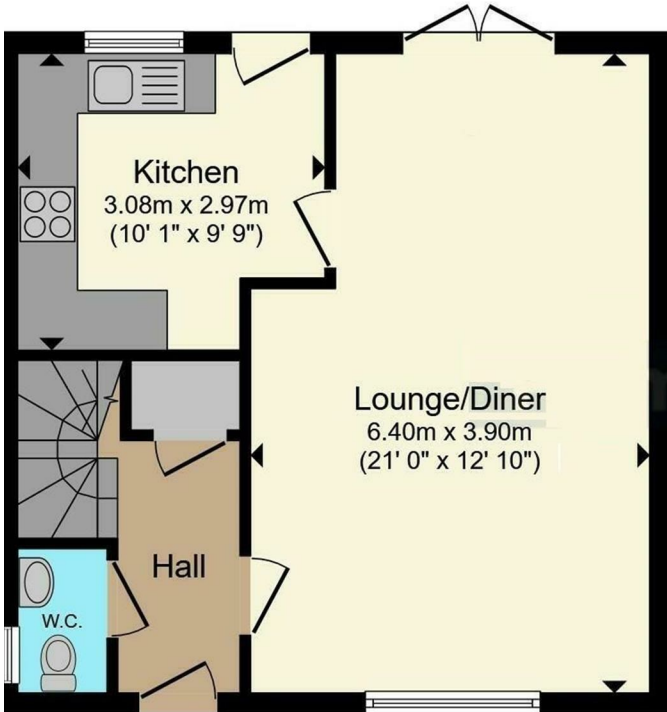
Viewings

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

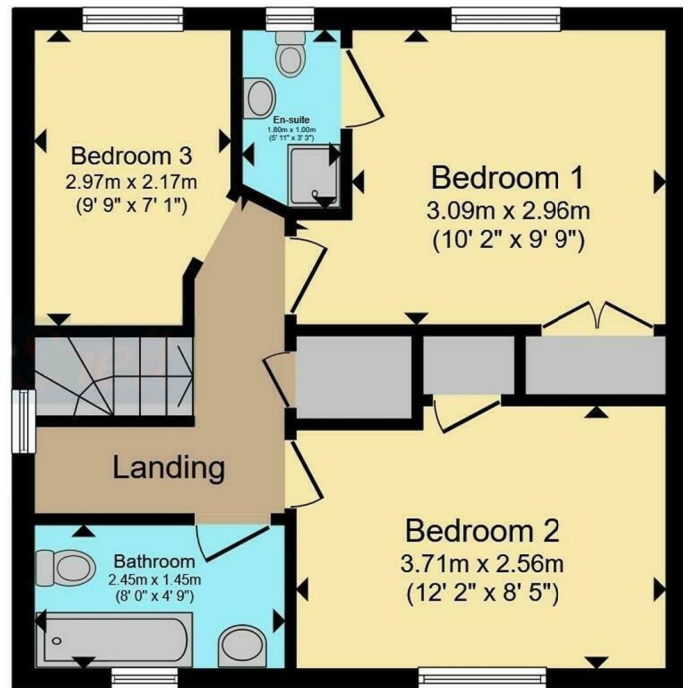
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		72	
(55-68) D			
(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