



22 Dawkins Road, Hamworthy, Poole, Dorset, BH15 4JD

Asking Price £165,000

- One Double Bedroom
- Good Tenant in Situ
- Front Garden
- Gas Central Heating
- Close to Transport Links
- Ground Floor Flat
- Potential 6% p.a Yield
- Low Overall Charges
- UPVC Double Glazing

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INVESTORS ONLY > A spacious ground floor flat, conveyed with a garden space and garage in a block. Sold with good tenant in situ - potential of 6% p.a yield.



Council Tax Band: A



Dawkins Road

The accommodation comprises one double bedroom, lounge/dining room, kitchen and bathroom.

Further benefits include the front garden, garage in a block, gas central heating and UPVC double glazing. The property is sold with a good long-term tenant in situ, who is open to a rent review to bring their monthly figure in line with market value thus making this a favourable investment property.

The location of this property means that frequent transport links, favoured local amenities and nature spots are all within easy reach. To arrange a viewing, or for more information, please call our Upton office at your earliest convenience.

Lounge/Dining Room

15'06" x 10'02" (4.72m x 3.10m)

Kitchen

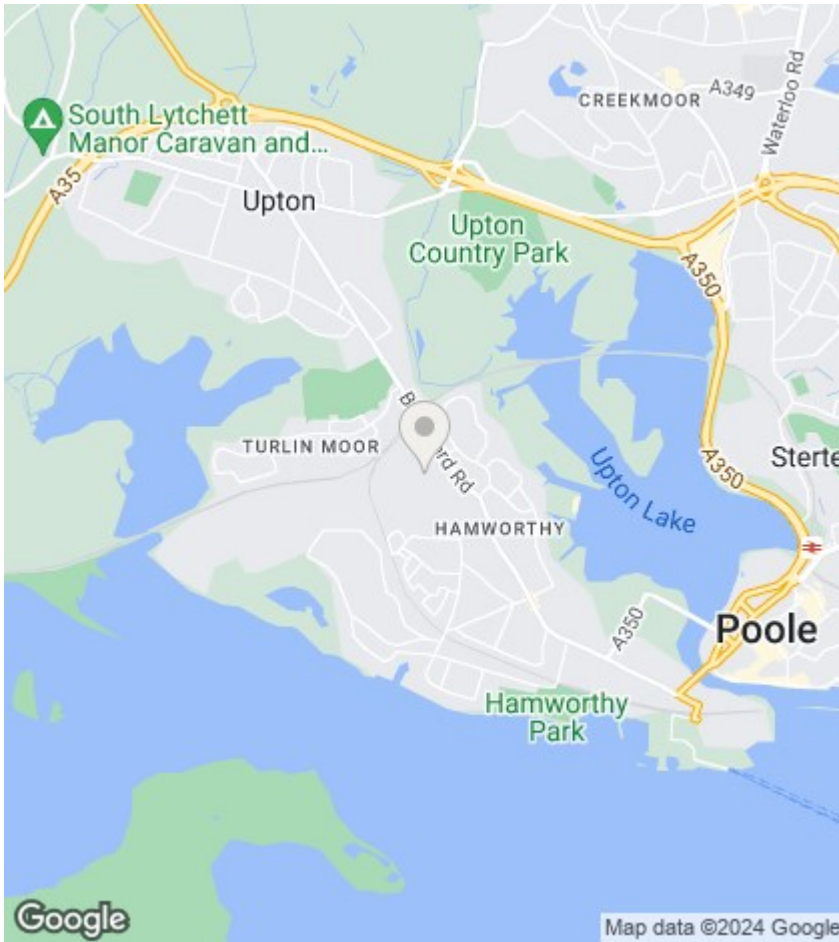
11'07" x 8'07" (3.53m x 2.62m)

Bedroom

11'11" x 9'05" (3.63m x 2.87m)

Bathroom

7'04" max x 5'09" (2.24m max x 1.75m)



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			76
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

