



123 Inglesham Way, Hamworthy, Poole, BH15 4PP

Asking Price £244,500

- Two Double Bedrooms
- Garage in a Block
- Cul-de-Sac Location
- UPVC Double Glazing
- 'Cobbs Quay' Development
- Terraced House
- Low Maintenance Garden
- Close to Amenities & Bus Routes
- Potential to Create Driveway (STPP)
- No Forward Chain

123 Inglesham Way, Poole BH15 4PP

NO FORWARD CHAIN! We are delighted to offer for sale this two double bedroom terraced house situated in a popular cul-de-sac location close to local amenities and bus routes.



Council Tax Band: B



Inglesham Way

This property comprises two double bedrooms, kitchen, bathroom and a spacious lounge leading to your low maintenance rear garden.

Further benefits include gas central heating (currently only one radiator but could be expanded), UPVC double glazing, potential to create driveway (subject to permission) and a garage in a block.

Advertised with no forward chain and with the ability to put your own stamp on this property which is in need of a certain degree of modernisation, this property is sure to attract high levels of interest. Please contact our Upton branch to arrange a viewing, or for more information, at your earliest convenience.

Lounge/Dining Room

17'09" x 11'11" (5.41m x 3.63m)

Kitchen

7'10" x 5'10" (2.39m x 1.78m)

Bedroom One

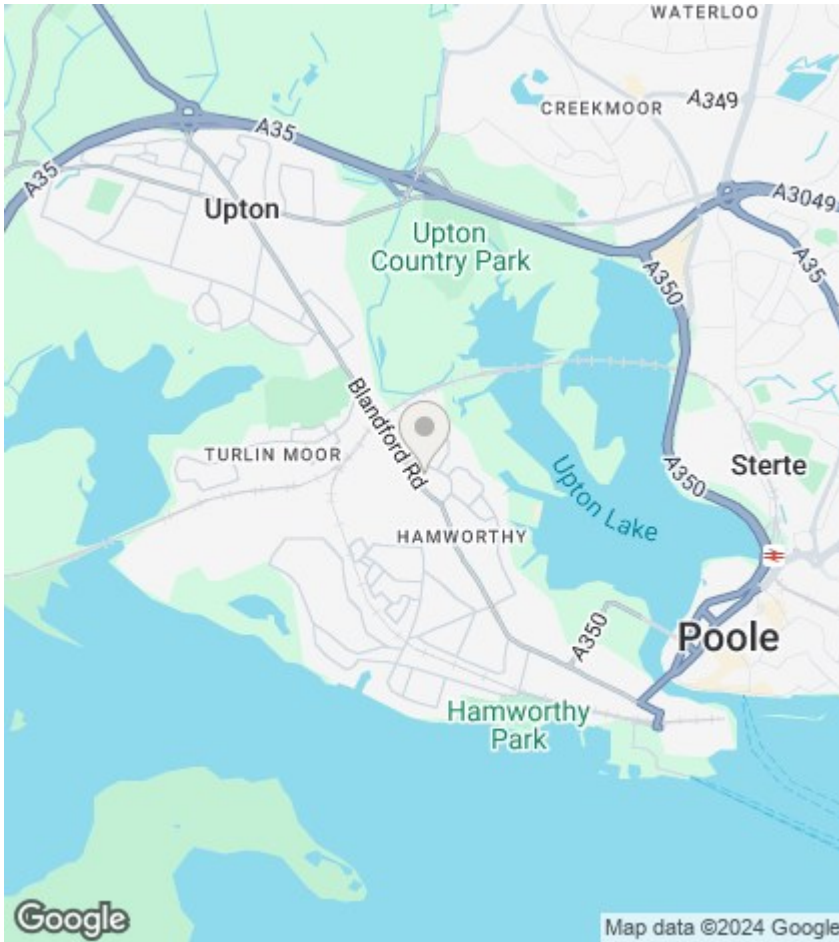
9'10" x 9'09" (3.00m x 2.97m)

Bedroom Two

10'00" x 8'10" max (3.05m x 2.69m max)

Bathroom

6'06" x 5'05" (1.98m x 1.65m)



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.

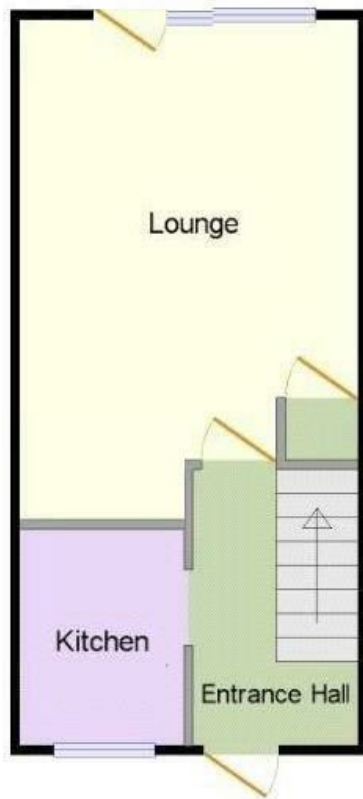
Viewings

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

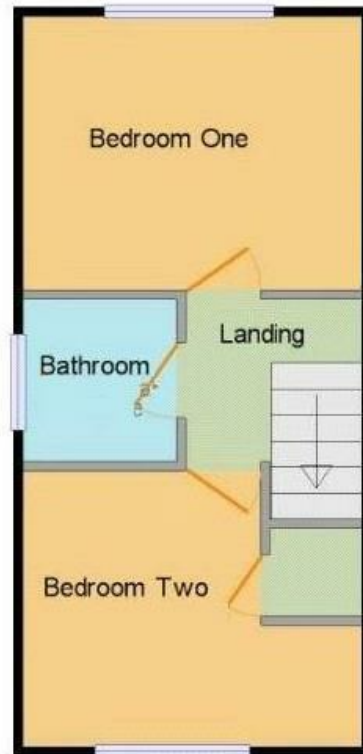
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		66	
(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



1st Floor