



28 Dawkins Road, Hamworthy, Poole, BH15 4JD

Asking Price £149,950

- One Double Bedroom
- Ownership of Rear Garden
- Requires a Degree of Cosmetic Updating
- UPVC Double Glazing
- Ideal FTB or BTL
- First Floor Apartment
- Garage in a Block
- Gas Central Heating
- Close to Train Links
- No Forward Chain

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NO FORWARD CHAIN - A one bedroom first floor flat in Hamworthy with huge potential. Rear garden, garage in a block, new lease on completion, double glazing. Ideal Investment or first time buy!



Council Tax Band: A



Dawkins Road

We are pleased to offer for sale this first floor flat situated in Hamworthy, just a short distance to Poole Town Centre. The property requires a certain degree of updating cosmetically but has many benefits to include a privately owned rear garden that could be fenced off, garage in a block, good room sizes, use of the loft space, UPVC double glazing and a new lease on completion.

Offered for sale with no forward chain and with a good tenant currently residing in the property, this opportunity is sure to be popular among investment buyers as well as those looking to make their first property purchase.

With no forward chain, internal viewings come highly recommended to avoid disappointment.

Lounge/Dining Room

15'9" x 9'5" (4.80m x 2.87m)

Kitchen

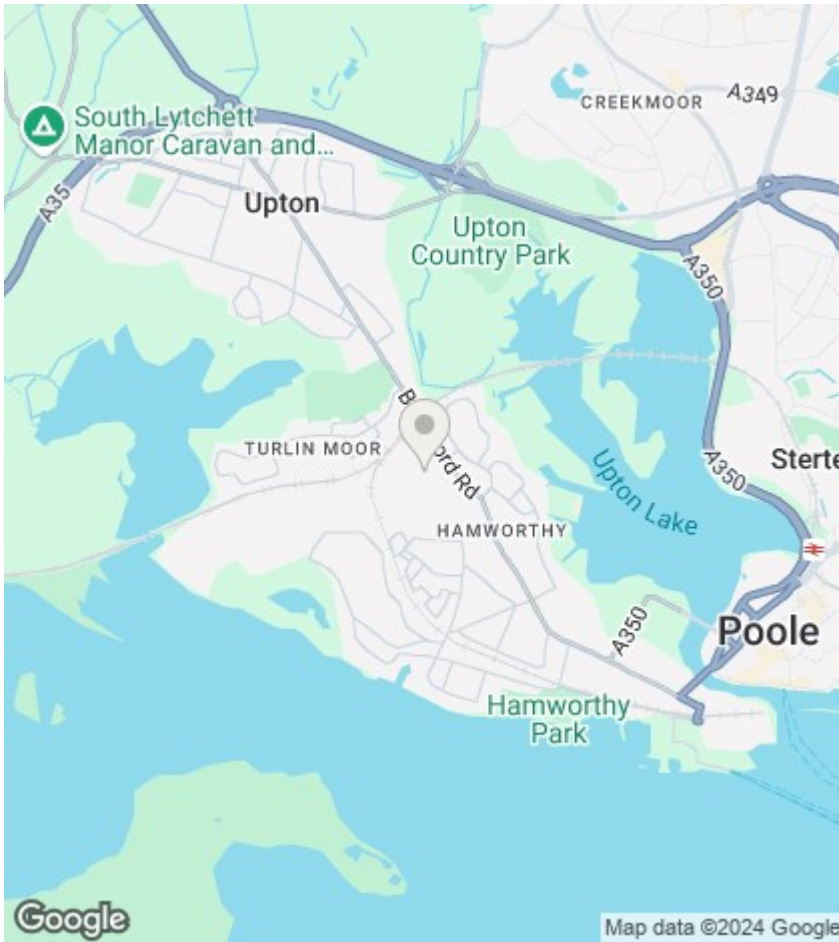
11'7" x 8'7" (3.53m x 2.62m)

Bedroom

12' x 10'5" (3.66m x 3.18m)

Bathroom

6'4" x 5'10" (1.93m x 1.78m)



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			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

