



10 Falconer Drive, Hamworthy, Poole, BH15 4QH

Asking Price £365,000

- Three Bedrooms
- Spacious Throughout
- Garage with Workshop Space
- UPVC Double Glazing
- Popular Location
- Detached Bungalow
- Southerly Facing Garden
- Ample Driveway
- Gas Central Heating
- No Forward Chain!

10 Falconer Drive, Poole BH15 4QH

NO FORWARD CHAIN! A sizeable, detached bungalow situated just a stones throw from Holes Bay. Benefitting from a large garage/workshop and driveway!



Council Tax Band: E



Falconer Drive

Whilst the property does require a certain degree of updating, the accommodation on offer is spacious throughout! The property comprises three good sized bedrooms, living room, conservatory, kitchen/breakfast room, main bathroom and separate toilet.

Further benefits include a southerly facing enclosed garden, driveway, gas central heating and UPVC double glazing. The garage has been enlarged to offer a good sized workshop space to the rear of it, the workshop area itself measures approx 4mx3.5m - the previous occupant spent a lot of time working on cars so there are provisions in there for lifting of heavy items.

The location of this property is a huge benefit - both Holes Bay and Upton Country Park can be reached within a short walk, making it ideal for dog owners or simply those who enjoy time outdoors.

We are anticipating high levels of interest so early viewing is encouraged at your earliest convenience. To arrange, or for more information, please call our Upton branch.

Living Room

16'09" x 12'01" (5.11m x 3.68m)

Kitchen

12'00" x 10'11" (3.66m x 3.33m)

Conservatory

9'01" x 9'04" (2.77m x 2.84m)

Bedroom One

12'04" x 10'11" (3.76m x 3.33m)

Bedroom Two

14'01" x 11'02" (4.29m x 3.40m)

Bedroom Three

8'11" x 8'10" (2.72m x 2.69m)

Bathroom



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			84
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Guide only