



28 Beckhampton Road, Hamworthy, Poole, Dorset, BH15 4PH

Asking Price **£375,000**

- Three/Four Bedrooms
- Extended Accommodation
- Southerly Aspect Garden
- Garage & Shed
- Cobbs Quay Location
- Semi-Detached House
- Two Shower Rooms
- Block Paved Driveway
- Immaculate Throughout
- Internal Viewing Encouraged!

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An extended, semi-detached family home offering flexible living accommodation. Complemented by a meticulously maintained garden, block paved driveway and garage.



Council Tax Band: D



Beckhampton Road

Offering more than initially meets the eye, this property has undergone an extension to now comprise flexible accommodation ideal for a family. Briefly, this home boasts: three bedrooms, 24ft living room, kitchen with ample worktop space & contemporary units, conservatory, sun-room, dining room that could function as another bedroom with adjoining shower room, and another shower room on the first floor.

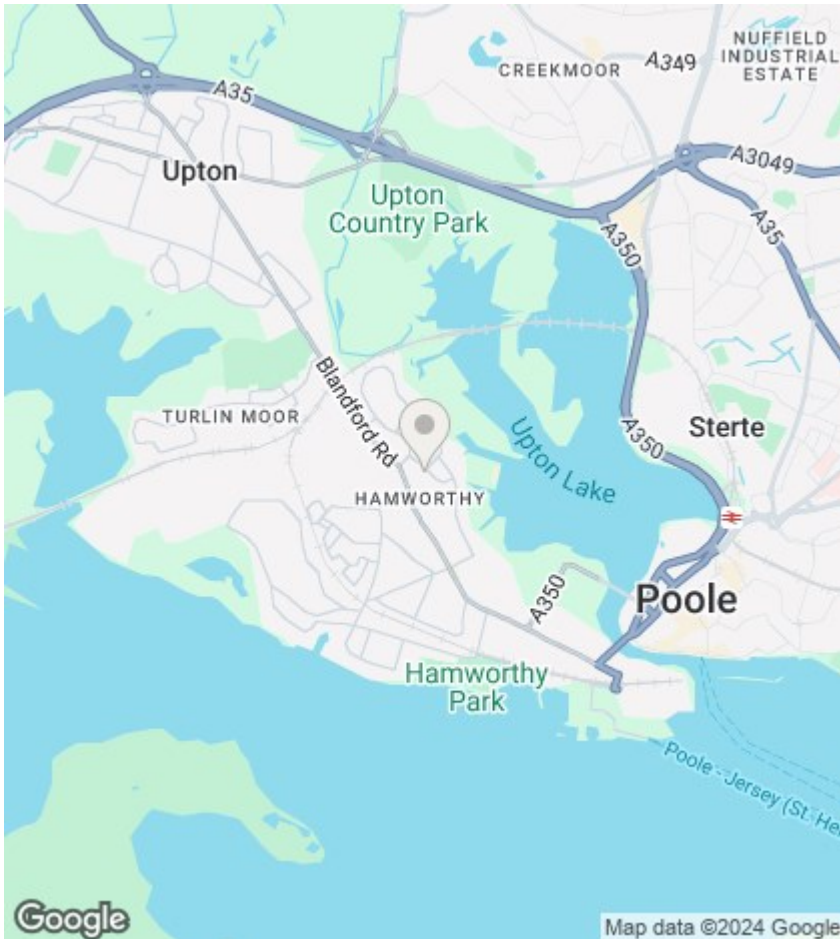
Further benefits include a well maintained southerly aspect garden, block paved driveway, garage, shed with power supply, gas central heating and UPVC double glazing.

The property is located within the favoured 'Cobbs Quay' development - making both Holes Bay and Poole Town Centre easily accessible. The glimpses toward the water from the main bedroom also add to the feeling of proximity to the waterside.

In our opinion, internal viewing is an absolute must in order to appreciate the space that's on offer here. To arrange, please contact our Upton office!







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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Beckhampton Road, Hamworthy

