



Patchins Road, Hamworthy, Poole, BH16 5AS

Asking Price £277,500

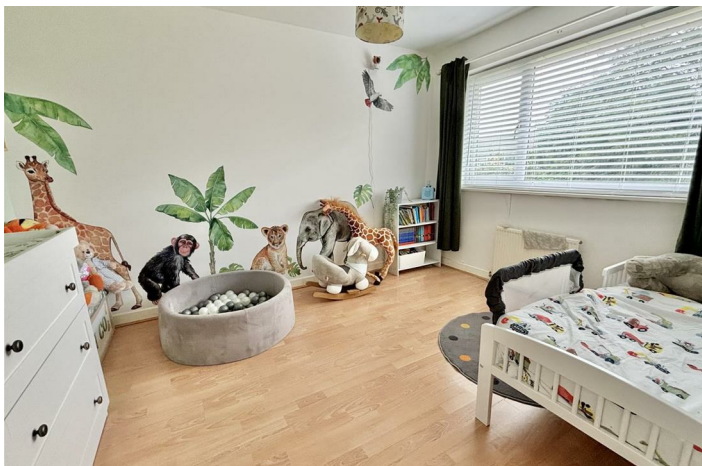
- Three Bedrooms
- Cul-De-Sac
- Double Glazing
- Popular Area
- Close to Shops
- Semi Detached House
- Gas Central Heating
- Large Rear Garden
- Spacious Throughout
- No Forward Chain!

Patchins Road, Hamworthy, BH16 5AS

NO FORWARD CHAIN! A spacious semi detached family home with lovely big rear garden. Situated just a few miles west of Poole Town Centre, close to local schools and amenities making this an ideal first/second time buy or investment purchase!



Council Tax Band: B



Patchins Road

We are delighted to offer for sale this generous, three bedroom property situated in a cul-de-sac in Hamworthy.

The well planned accommodation briefly comprises; entrance hallway, lounge/dining room, kitchen, three bedrooms and family bathroom.

Further benefits include gas central heating via combination boiler and UPVC double glazing. The property has front and rear gardens, which are generous in size and mainly laid to lawn. Side access can be gained via a side access path with gate.

Offered for sale with no forward chain, in our opinion this property will make an ideal first time buy, starter family home or investment purchase and internal viewings come highly recommended to appreciate the space on offer. We look forward to hearing from you at our Upton office.

Lounge area

14'10" x 11'7" (4.52m x 3.53m)

Dining area

9'6" x 8'6" (2.90m x 2.59m)

Kitchen

9'4" x 8'10" (2.84m x 2.69m)

Bedroom One

12'11" x 11'9" max (3.94m x 3.58m max)

Bedroom Two

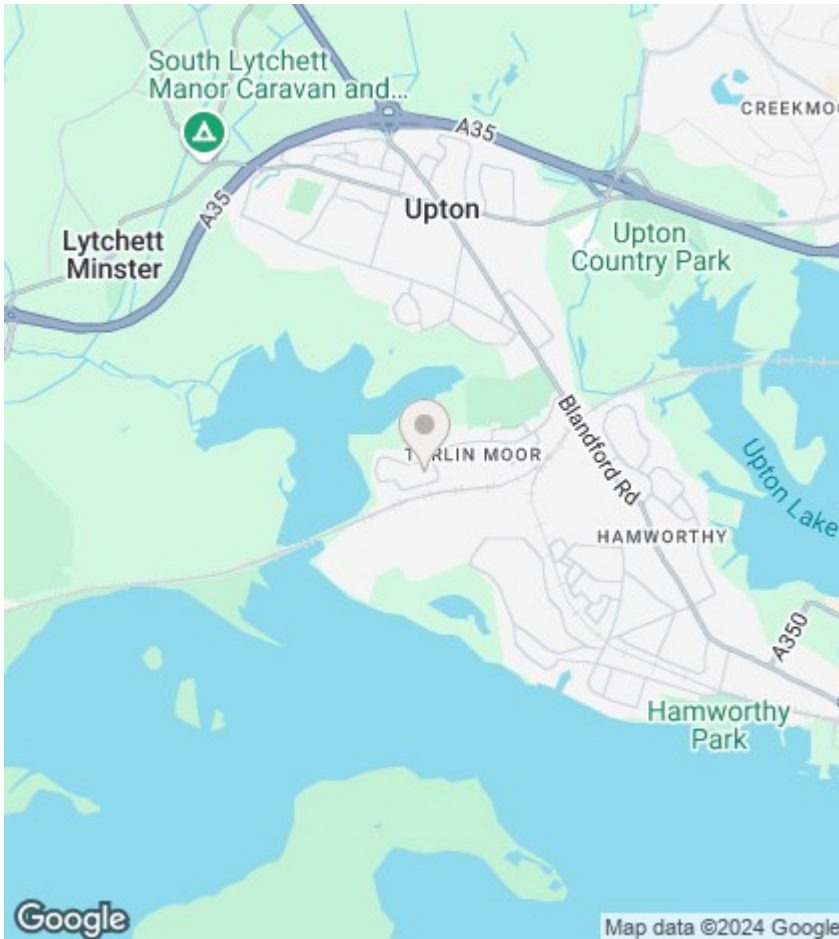
11'8" x 11'6" max (3.56m x 3.51m max)

Bedroom Three

9'9" x 7'8" max (2.97m x 2.34m max)

Bathroom

8'5" x 5'5" (2.57m 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.

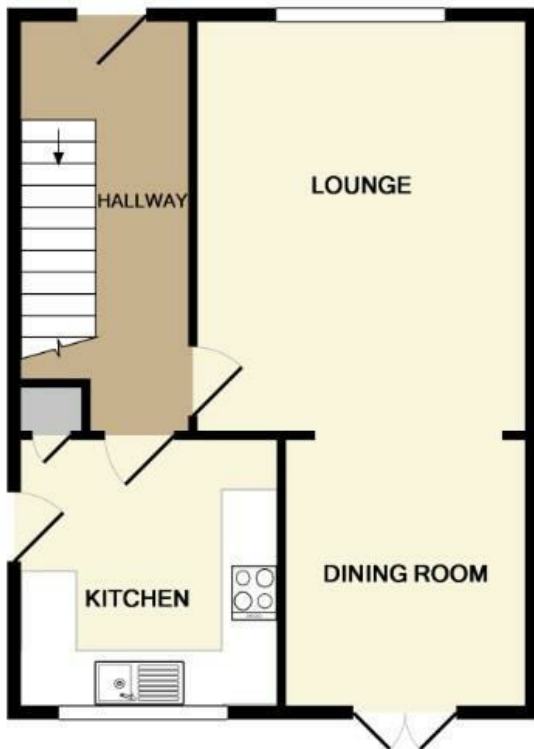
Viewings

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 | | | 80 |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.2 SQ.M.)