



Lake Road, Hamworthy, BH15 4LF

**Asking Price £425,000**

- Three Double Bedrooms
- Close to Local Beaches
- Garage and Driveway
- Well Presented Throughout
- UPVC Double Glazing
- Detached Bungalow
- Utility/Pantry With Sink
- Log Burner
- Gas Central Heating
- Must Be Seen!



# Lake Road, Hamworthy, BH15 4LF

We are delighted to offer for sale this thoroughly spacious and well presented, detached bungalow situated just a short walk to local beaches and Hamworthy Park!



Council Tax Band: D



## Lake Road

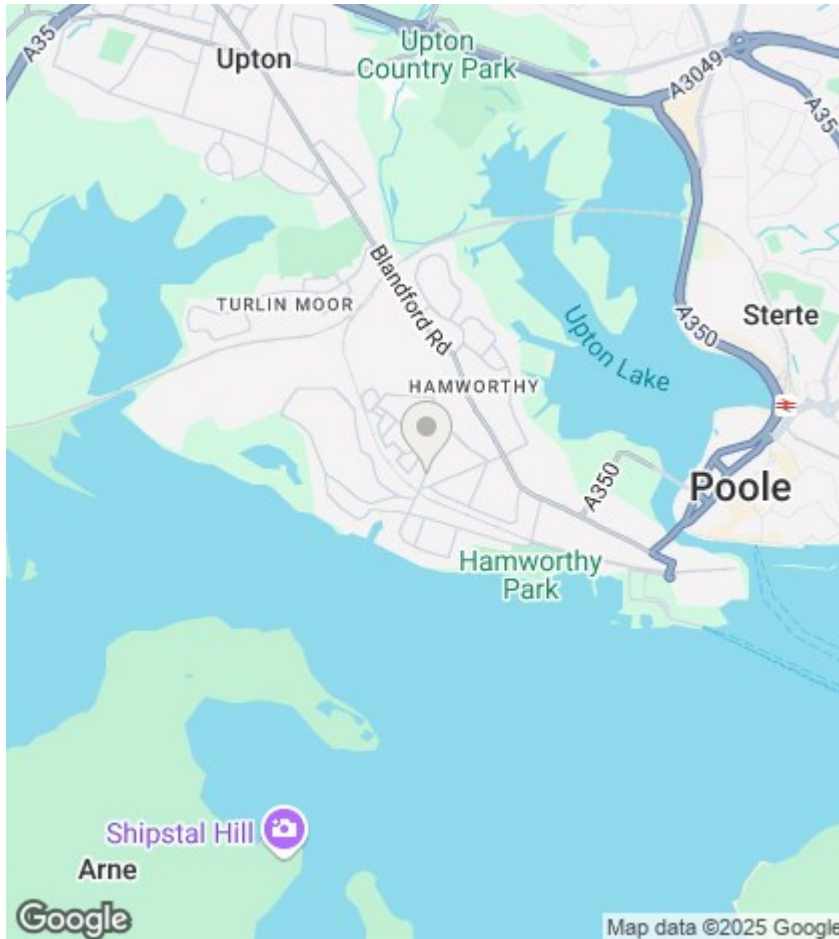
This sizeable and well planned property has fantastic accommodation briefly comprising; three double bedrooms, a spacious and family friendly open plan living/kitchen/dining space with log burner and doors to a west facing decking area, utility room/pantry with sink and a family bathroom with bath and separate shower cubicle.

Further benefits include; gas central heating, UPVC double glazing, water softener, loft space with ladder and partial boarding, cavity wall insulation, single garage and driveway providing ample off road parking for several vehicles.

Outside, the property has a large frontage which is mainly laid to lawn. Access to the rear garden and garage can be accessed via secure side gates. Designed for low maintenance, the private rear garden is mainly laid to shingle with block paving and shrub borders. All is enclosed.

Situated in Lake Road, the property is ideally located close to local shops, bus routes, quality pubs, Hamworthy Park, beaches and slip way. In our opinion, this property really must be viewed to appreciate the space on offer. To arrange, or for more information, please contact our Upton office at your earliest convenience.





## 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.

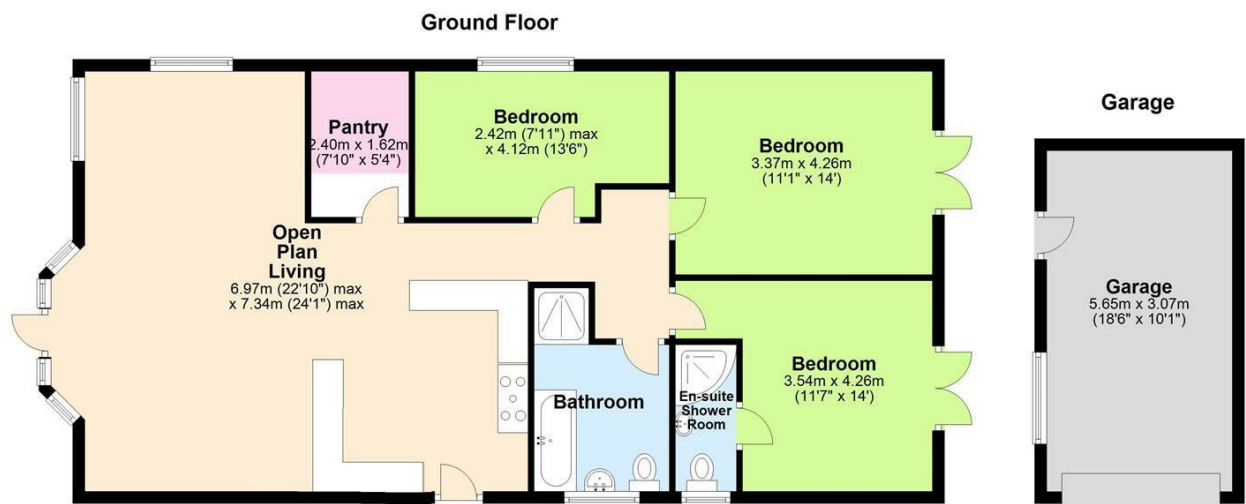
## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.