



Dawkins Road, Hamworthy, BH15 4JD

**Asking Price £184,950**

- One Double Bedroom
- Lovely Garden
- Spacious Throughout
- Ideal First Time Buy
- Vendor Suited!
- First Floor Flat
- Double Glazing
- Popular Location
- Gas Central Heating
- Share Of Freehold



# Dawkins Road, Hamworthy, BH15 4JD

SHARE OF FREEHOLD. We are delighted to offer for sale this spacious first floor flat situated in Hamworthy, just a short distance from local beaches and Poole Town Centre.



Council Tax Band: A



### Dawkins Road

This lovely first floor garden flat provides a great opportunity for first time buyers or buy to let investors. The accommodation briefly comprises; one double bedroom with a fitted wardrobe, lounge/dining room, modern kitchen and shower room.

Further benefits include a meticulously maintained rear garden, single garage to the rear immediately next to the garden, UPVC double glazing and gas central heating. The property is offered for sale with a share of the freehold so internal viewing is encouraged at your earliest convenience.

For more information, or to arrange a viewing, 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.

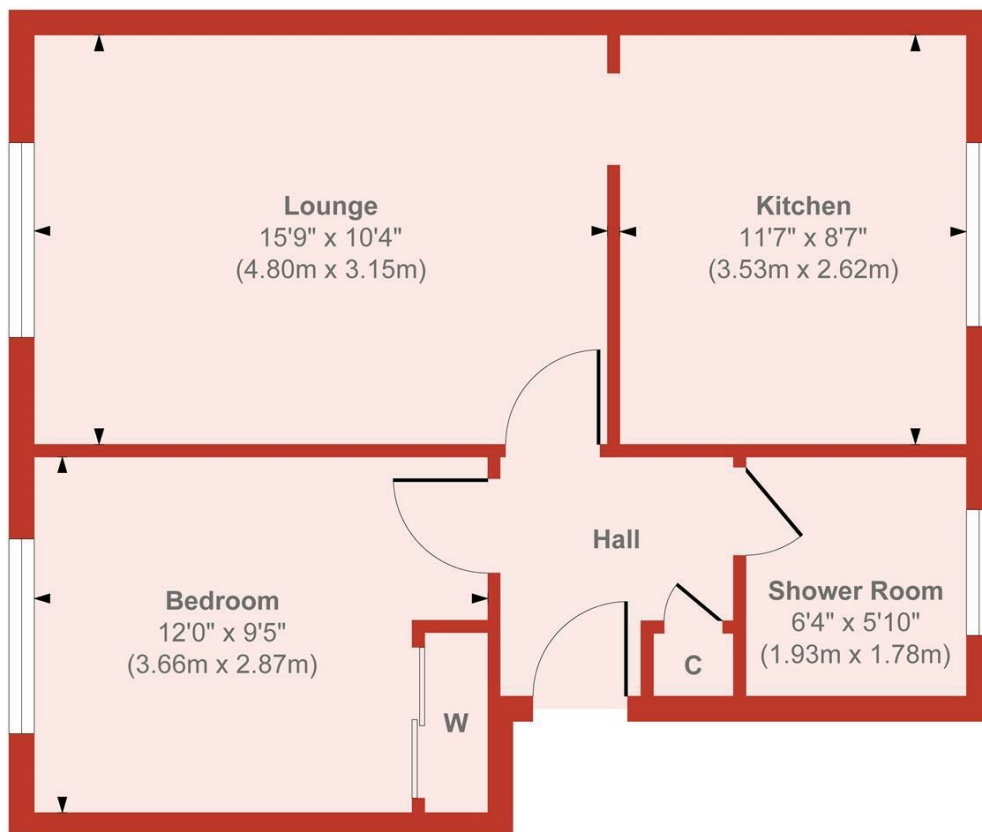
## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	74
(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



**Floor Plan**

**Approx. Gross Internal Floor Area 468 sq. ft / 43.47 sq. m**

Produced by Elements Property