



9 Fishermans Wharf, 1-7 Blandford Road, Hamworthy, Poole, BH15 4AS

Asking Price £250,000

- Terraced Home
- Approx, 1,000 sq ft
- Courtyard Garden
- Close to Quayside
- No Forward Chain
- Three Double Bedrooms
- Allocated Parking
- Bright Living Space
- Gas Central Heating
- Internal Viewing Encouraged!

1-7 Blandford Road, Poole BH15 4AS

Approx. 1000 sq ft character property with a courtyard garden & allocated parking situated just moments from Poole's Historic Quayside.



3



1



1



C

Council Tax Band: C



Fishermans Wharf

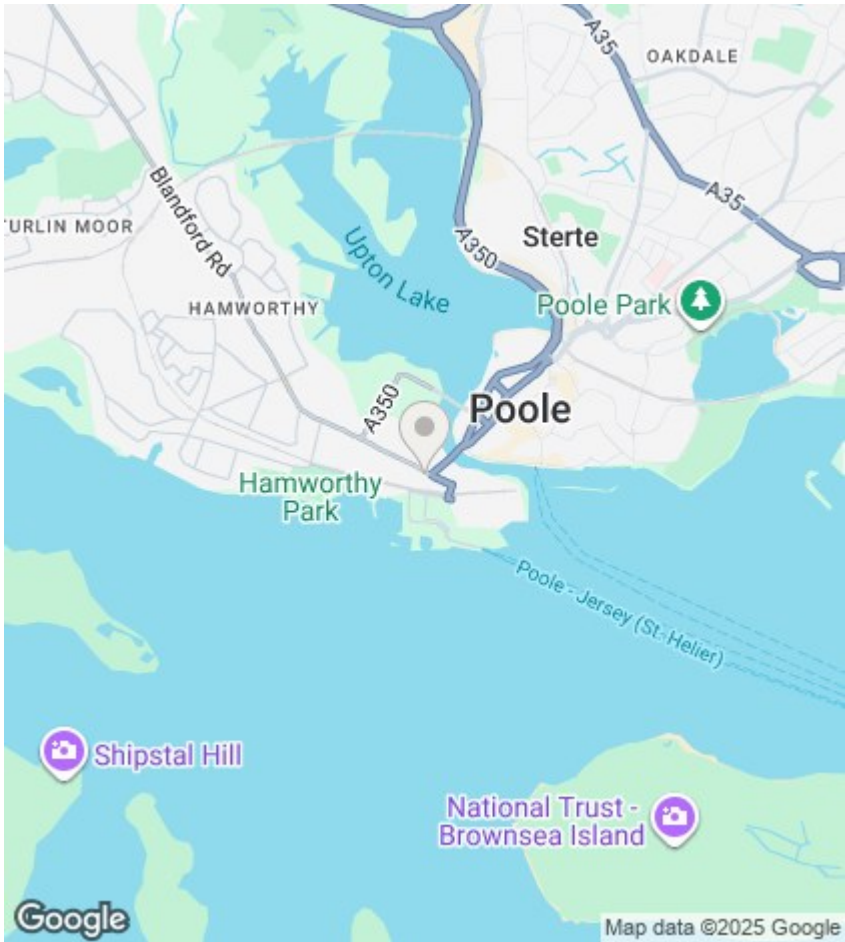
The accommodation on offer is rarely found with this style of property and is more akin to a larger family home. Briefly, it comprises: three double bedrooms (all of which have built in storage), living room with adjoining dining area, kitchen and shower room.

Throughout there are a number of character features to include high ceilings, sash windows and picture rails - which only enhance the property's appeal. Further benefits include allocated parking, further visitors parking, an enclosed courtyard garden and gas central heating.

With it's position close to Poole Quay, we are anticipating high levels of interest and encourage internal viewing at your earliest convenience. To arrange, or for more information, please call our Upton office!

Agent Note

We understand from the seller that the front facade of the property is subject to a Grade II listing.



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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Fishermans Wharf, Hamworthy

