



12a Tuckers Lane, Hamworthy, Poole, BH15 4BU

Asking Price **£349,950**

- Three Double Bedrooms
- Modern Throughout
- Parking for Two Cars
- Two Bath/Shower Rooms
- Close to Hamworthy Park
- Semi-Detached House
- Westerly Aspect Rear Garden
- Quiet Position
- Versatile Accommodation
- Internal Viewing Encouraged

12a Tuckers Lane, Poole BH15 4BU

A modern, semi-detached home offering spacious accommodation across three floors. Tucked away in an attractive, small development close to Hamworthy Park!



Council Tax Band: D



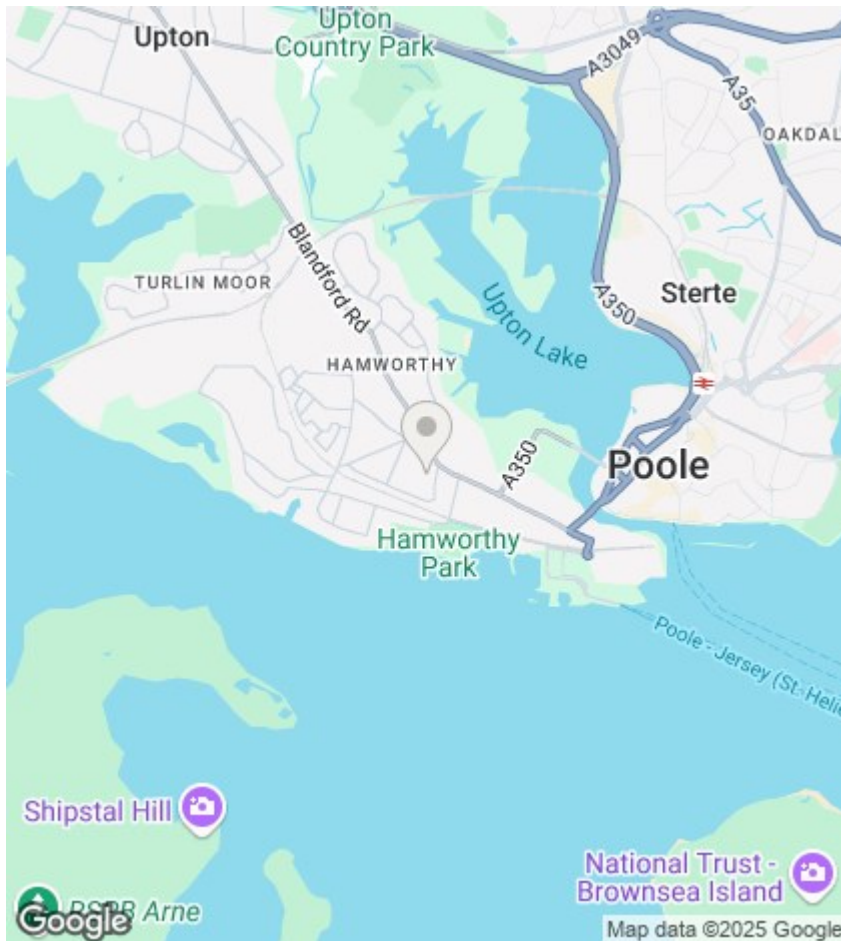
Tuckers Lane

As part of a small, one off development this home offers good sized accommodation that is well planned but flexible in nature. Briefly, the property comprises three double bedrooms, kitchen/breakfast room, living room with 'French' doors letting in lots of light, a downstairs toilet, en-suite shower and family bathroom.

The westerly facing garden has been lovingly re-done to create a space to be enjoyed but with a focus on low maintenance - majority laid to artificial lawn with borders supporting an array of shrubs & bushes, all of which is enclosed by panel fencing. Further benefits include two allocated parking spaces, further visitor parking, gas central heating, UPVC double glazing, large loft space accessed from bedroom three.

The position of the property is ideal to access the favoured range of amenities that Hamworthy has to offer. The Park & Beach are just a short walk away, along with well regarded schooling & other conveniences.

In our opinion, this property has to be viewed internally in order to appreciate the space on offer. To arrange a viewing, or for further information, please contact our Upton Branch 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	77	
(69-80) C		
(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	

Tuckers Lane, Hamworthy

