



14 Hinchliffe Road, Hamworthy, Poole, BH15 4ED

Guide Price £475,000

- Detached House
- Extended Accommodation
- Off-Road Parking & Garage
- Close to Cobbs Quay
- UPVC Double Glazing
- Three/Four Bedrooms
- Well Presented Throughout
- Southerly Aspect Garden
- Gas Central Heating
- GUIDE PRICE £475,000-£495,000

14 Hinchliffe Road, Poole BH15 4ED

A very well presented & extended detached family home situated within easy reach of Cobbs Quay. Offering a private, south facing garden and parking for two vehicles.



4



1



2



D

Council Tax Band: E



Hinchliffe Road

In recent years, this property has been considerably improved & extended to offer accommodation ideal for families. You enter the property via a covered porch area into the hallway, on the left is a door into the living room (which could also work well as a fourth bedroom), another leads into the downstairs toilet however the main feature is the kitchen/family room to the rear. This space is illuminated thanks to a large roof light and a bright/modern kitchen - there is a range of cupboard & worktop space, there are some integrated appliances and space for an 'American' fridge freezer. On the first floor there are three bedrooms and the family bathroom. It's worth noting there is a glimpse toward the water from bedroom one.

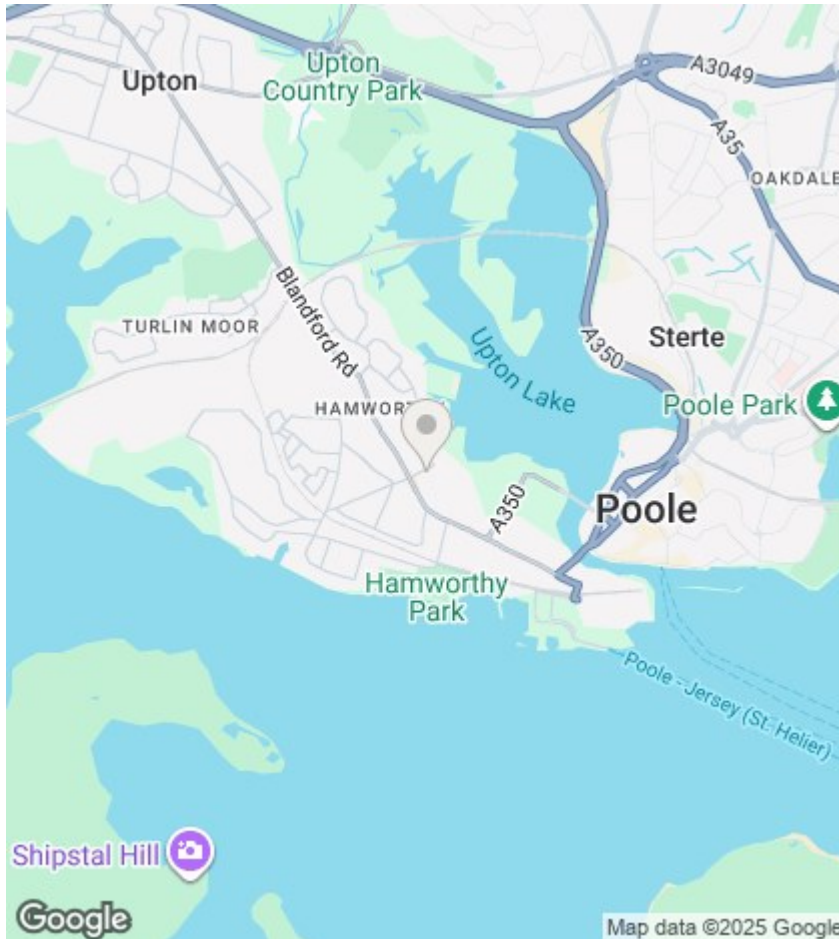
The rear garden is majority laid to lawn with a large patio area abutting the rear of the house - it enjoys a sunny southerly aspect too. There is a timber constructed garage which runs the length of the right hand side of the property, this is secured by doors at both front and rear. Further benefits include off-road parking for two vehicles, gas central heating via a combi boiler and UPVC double glazing.

Positioned close to Cobbs Quay, this property is ideal for those who wish to/already do own boats. It's also within easy reach of favoured schooling and a host of other favoured amenities.

To arrange a viewing, or for more information, please call 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) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 123.4 m² ... 1329 ft²
All measurements are approximate and for display purposes only

