

ATHERTONS

ESTATE & LETTING AGENTS

EST. 1985

56A Hamble Road, Poole

Poole

Guide Price **£375,000**





56A Hamble Road

, Poole

A fantastic newly constructed family residence impeccably finished to an exceptional standard. Nestled at the end of a quiet cul-de-sac the property boasts bright and spacious living areas, making it an ideal choice for discerning buyers. Situated on a generous plot, it features ample off-road parking, an inviting entrance hallway, a spacious lounge/dining room, a luxurious kitchen with integrated appliances, a deluxe family bathroom, three double bedrooms, double glazing, electric heating powered by cutting-edge solar system, EV charging point, a 10-year building guarantee, private rear garden and, importantly, no onward chain. Internal viewing is highly recommended to fully appreciate all this home has to offer.

Council Tax band: C

Tenure: Freehold

- New Build Family Home
- Three Double Bedrooms
- Luxury Kitchen & Bathroom
- Ample Off Road Parking
- Solar Panels
- Cul-De-Sac Location

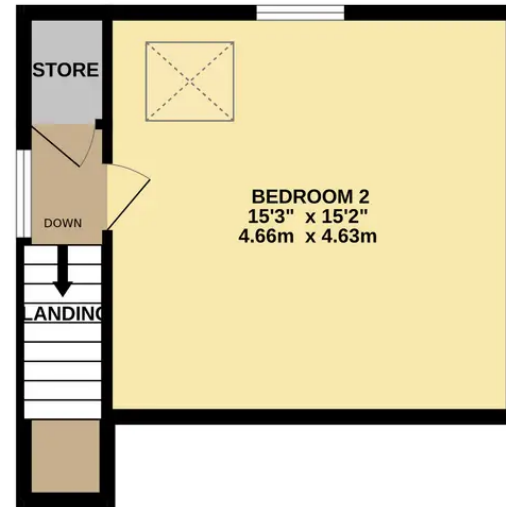




GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 1037 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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