



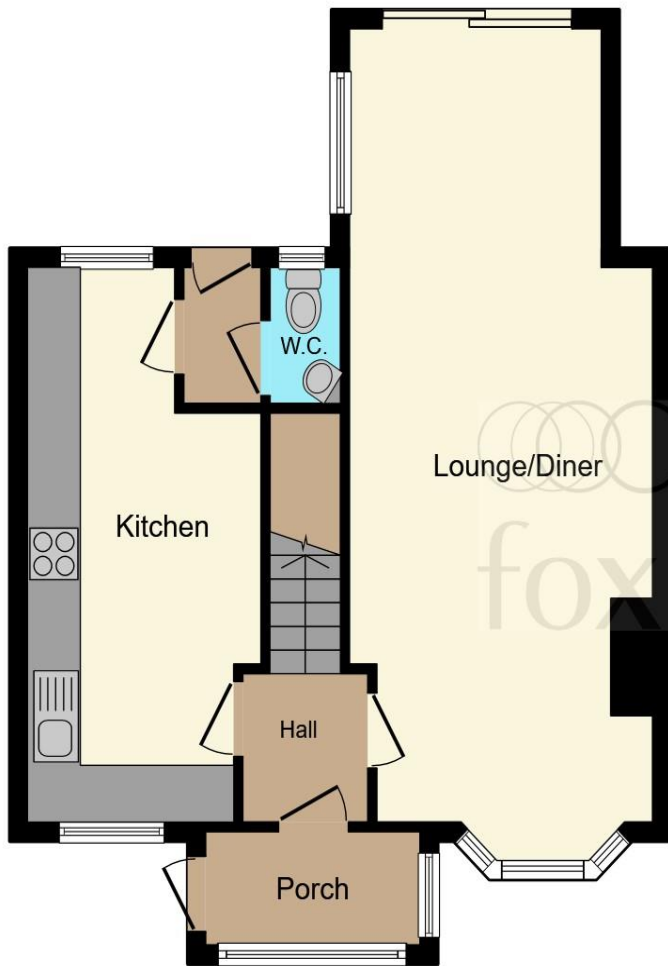
**Rockley Road, Poole BH15 4HA**

**welcome to**

**Rockley Road, Poole**

**\*\*CIRCA 100FT REAR GARDEN\*\*** An extended three bedroom terraced house requiring modernisation throughout, situated in a popular residential area of Hamworthy. The property lies just a few hundred yards from Hamworthy Park/Beach and is offered with no forward chain.

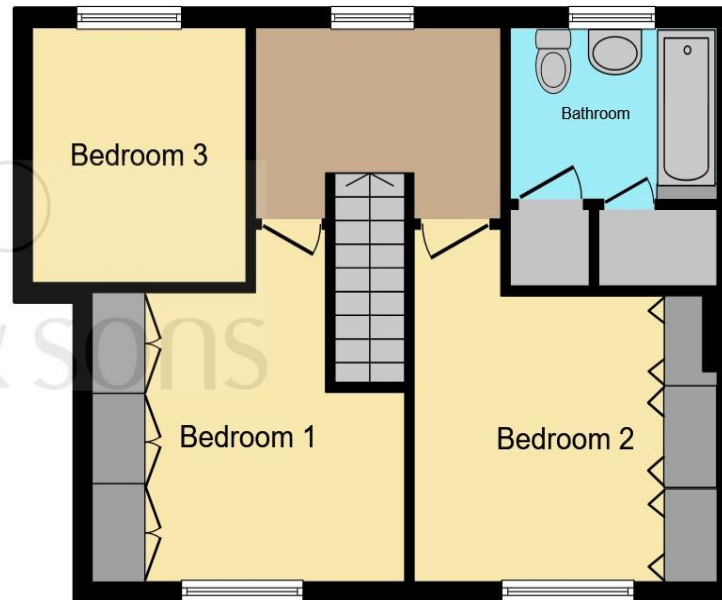




## Ground Floor

Total floor area 95.9 sq.m. (1,032 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



## First Floor

### Kitchen

19' 2" x 8' 3" narrowing to 4' 9" ( 5.84m x 2.51m narrowing to 1.45m )

### Lounge/ Dining Room

26' 9" x 11' Into Recess ( 8.15m x 3.35m Into Recess )

### Bedroom 1

12' 6" into recess x 10' ( 3.81m into recess x 3.05m )

### Bedroom 2

12' 6" into recess x 9' 1" ( 3.81m into recess x 2.77m )

### Bedroom 3

8' 10" x 7' 8" ( 2.69m x 2.34m )

### Bathroom

### W/ C

### Entrance Porch

welcome to

## Rockley Road, Poole

- Extended Terraced House
- Three Bedrooms
- Very Close To Hamworthy Park/Beach
- 100 ft Enclosed Rear Garden (Approx.)
- Off Road Parking Via Driveway
- No Forward Chain
- Modernisation Required Throughout
- Available For Immediate Viewing

Tenure: Freehold EPC Rating: E

# £299,950



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PLE106713 - 0010

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