

Falconer Drive, Hamworthy, Poole



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		90
81-91	B		
69-80	C		75
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Cluster house close to Cobbs Quay!

Guide Price £230,000

- 2
- 1
- 1
- 1



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Hamworthy, Poole

Guide Price £230,000

- council tax band 'B' £1593.08 double glazed/gas central heating
- *****NO FORWARD CHAIN*****
- close to Cobbs Quay, Holes Bay & Upton Country Park
- large, enclosed rear garden
- allocated parking

This lovely home is located very close to Holes Bay, Cobbs Quay & a short walk into the grounds of Upton Country Park! The house has double glazing & gas central heating, & allocated parking with direct access from the living room in to the private enclosed rear garden. *****NO FORWARD CHAIN*****

PORCH

LIVING ROOM

KITCHEN

BEDROOM

NURSERY/OFFICE

BATHROOM

REAR GARDEN

ALLOCATED PARKING

