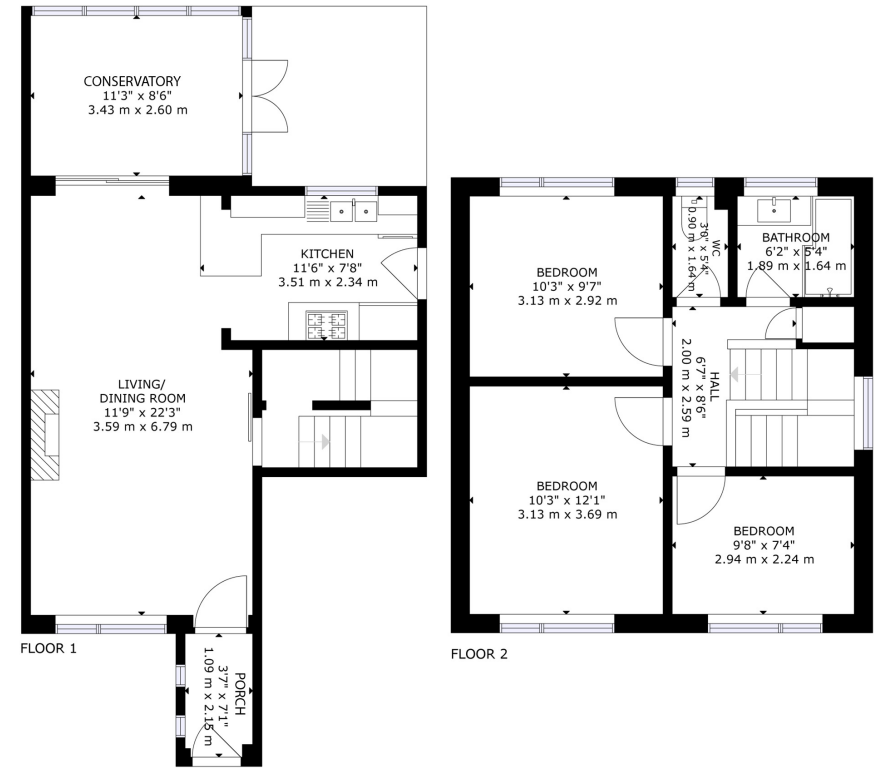




Harkwood Drive, Hamworthy, Poole



GROSS INTERNAL AREA
 FLOOR 1: 523 sq.ft, 49 m², FLOOR 2: 453 sq.ft, 42 m²
 TOTAL: 976 sq.ft, 91 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | Current | Potential |
|--------------------------|---------|-----------|
| (92-100) A | | 91 |
| (81-91) B | | |
| (69-80) C | | |
| (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.



- 3
- 2
- 1
- 2

Semi-detached three bedroomed
 home with garden & garage
Guide Price £340,000



Harkwood Drive,
Hamworthy, Poole

Guide Price £340,000

- NO FORWARD CHAIN
- garage & additional parking
- IDEAL FAMILY FRIENDLY HOME
- gas central heating
- double glazing
- council tax band 'C' = £1820 pa
- conservatory & garden
- 78 square metres

This great three bedroomed family home is located close to Cobbs Quay marina & lovely walks around the harbour, even through to Upton Country Park!

The home has the advantage of a conservatory, an enclosed rear garden with decking & garage with additional parking for two/three cars!

PORCH

LIVING ROOM

CONSERVATORY

KITCHEN

THREE BEDROOMS

FAMILY BATHROOM

GARDEN

GARAGE

