



92 Turlin Road, Hamworthy, Poole, BH16 5AH

Asking Price **£189,950**

- Terraced House
- Good Sized Garden
- Refurbishment Required
- Close to Amenities
- Ideal BTL
- Three Bedrooms
- Garage
- Gas Central Heating
- Parking for One Car
- No Forward Chain

# 92 Turlin Road, Poole BH16 5AH

A spacious, terraced house in need of total refurbishment - offered for sale with no onward chain.



Council Tax Band: C



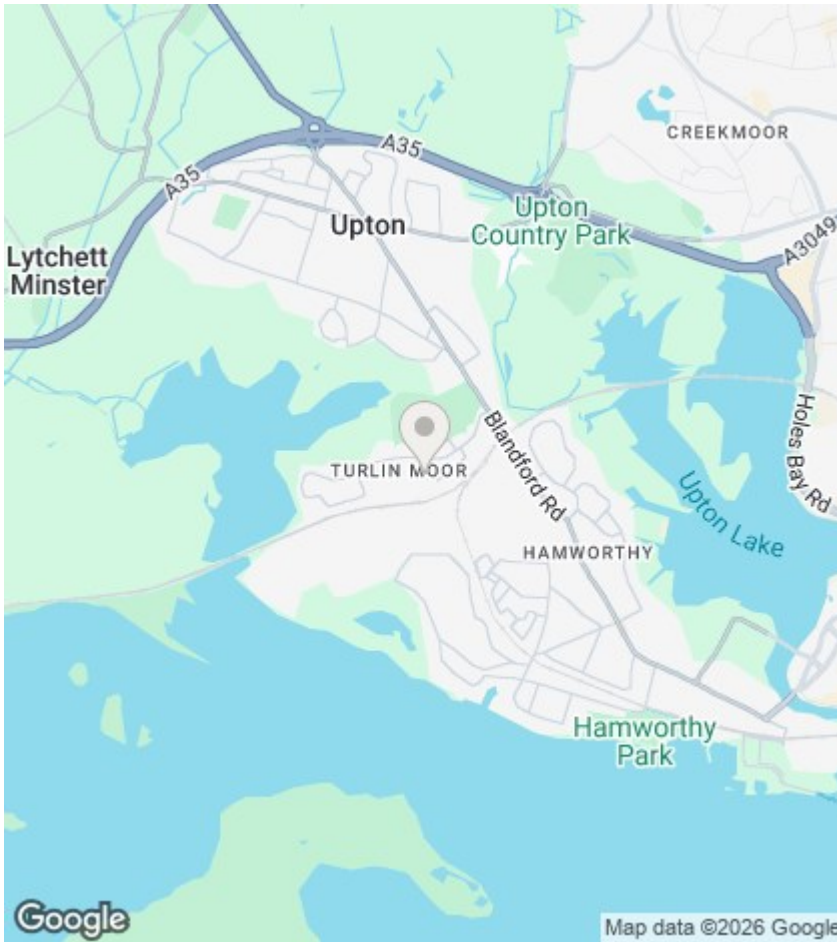
### Turlin Road

Now requiring total modernisation throughout, the property briefly comprises: three bedrooms, lounge/dining room, separate kitchen, spacious hallway and family bathroom.

Further benefits include a good sized rear garden, garage with parking in front for one car and gas central heating.

Positioned within reach of a host of favoured amenities, this property is well located for investors and families alike. Whilst there is a level of work to undertake, we believe the potential of this home to be fantastic!

To arrange a viewing, or for more information, please call our Upton office.



## 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

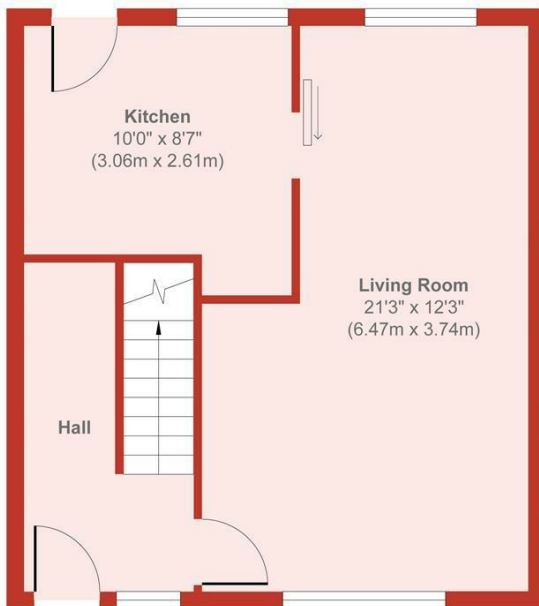
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

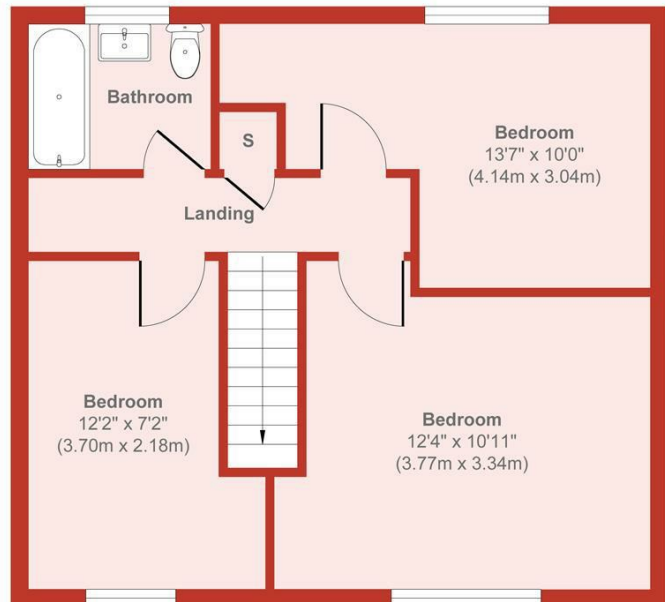
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Turlin Road, Hamworthy



**Ground Floor**  
Approximate Floor Area  
405 sq. ft  
(37.62 sq. m)



**First Floor**  
Approximate Floor Area  
499 sq. ft  
(46.38 sq. m)

Approx. Gross Internal Floor Area 904 sq. ft / 84.00 sq. m

Produced by Elements Property