

Solar Panels - belonging to flat



18 Dawkins Road, Hamworthy, Poole, BH15 4JD

Asking Price £170,000

- One Double Bedroom
- Solar Panels with Battery
- Garage
- UPVC Double Glazing
- Ideal FTB
- First Floor Flat
- Garden Area
- Recently Installed Heating System
- Close to Transport Links
- No Forward Chain

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Offered for sale with no onward chain, this first floor garden flat benefits from a garage and full solar panel system with storage battery. Ideal First Time Buy!



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A

Council Tax Band: A



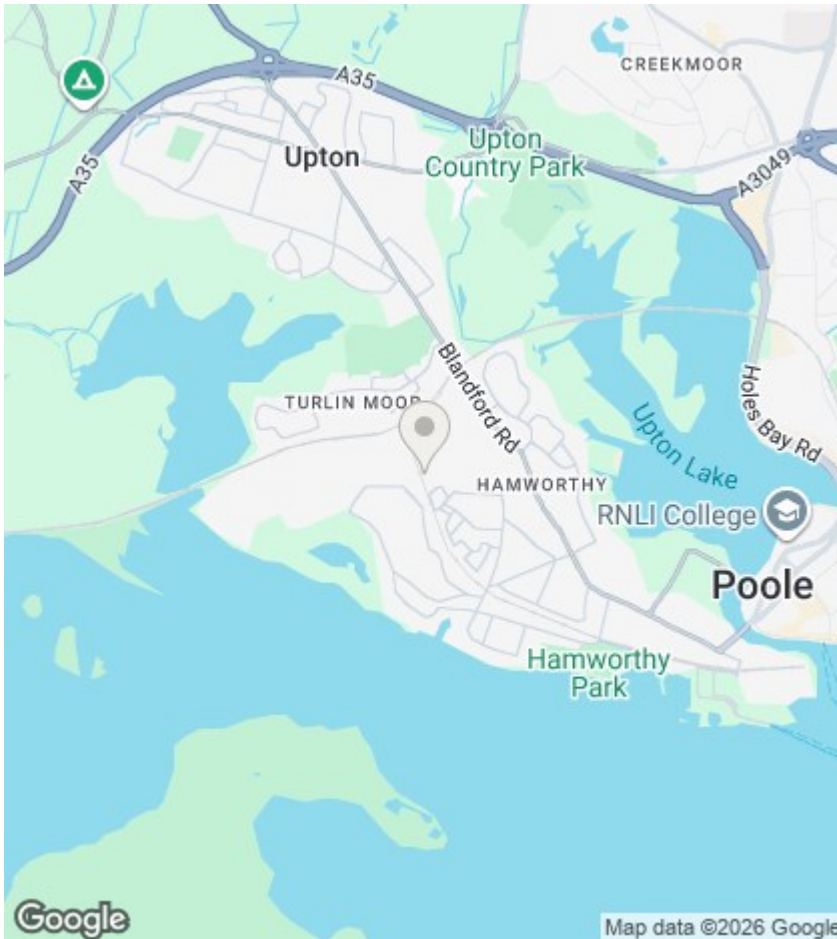
Dawkins Road

This well proportioned property comprises one double bedroom, bright living room, kitchen/breakfast room and bathroom.

A huge standout feature, that's rarely found with this style of home, is the recently installed solar panels with a storage battery. This, combined with a gas central heating system via a modern combi boiler (approx. 2 yrs old), makes for a most efficient home. Further benefits include the rear garden area, garage in a block, UPVC double glazing and boarded loft space.

Positioned within a popular residential part of Hamworthy, this home is well located to access a host of amenities and frequent transport links.

Offered for sale with no onward chain, internal viewing is encouraged to appreciate. To arrange, or for more information, please contact our Upton Branch.



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:

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	99	100+
(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 & Wales	EU Directive 2002/91/EC	

