



3 Annet Close, Hamworthy, Poole, Dorset, BH15 4NW

**Asking Price £375,000**

- Three Double Bedrooms
- Garage & Driveway
- Close To Hamworthy Park & Beaches
- Double Glazing
- Well Presented
- Detached Chalet Bungalow
- Rear Garden
- Gas Central Heating
- Cul-De-Sac Location
- No Forward Chain!

# 3 Annet Close, Poole BH15 4NW

No forward chain! We are pleased to offer for sale this charming detached chalet property with huge potential, situated in Hamworthy just a short walk away from local beaches.



Council Tax Band: C



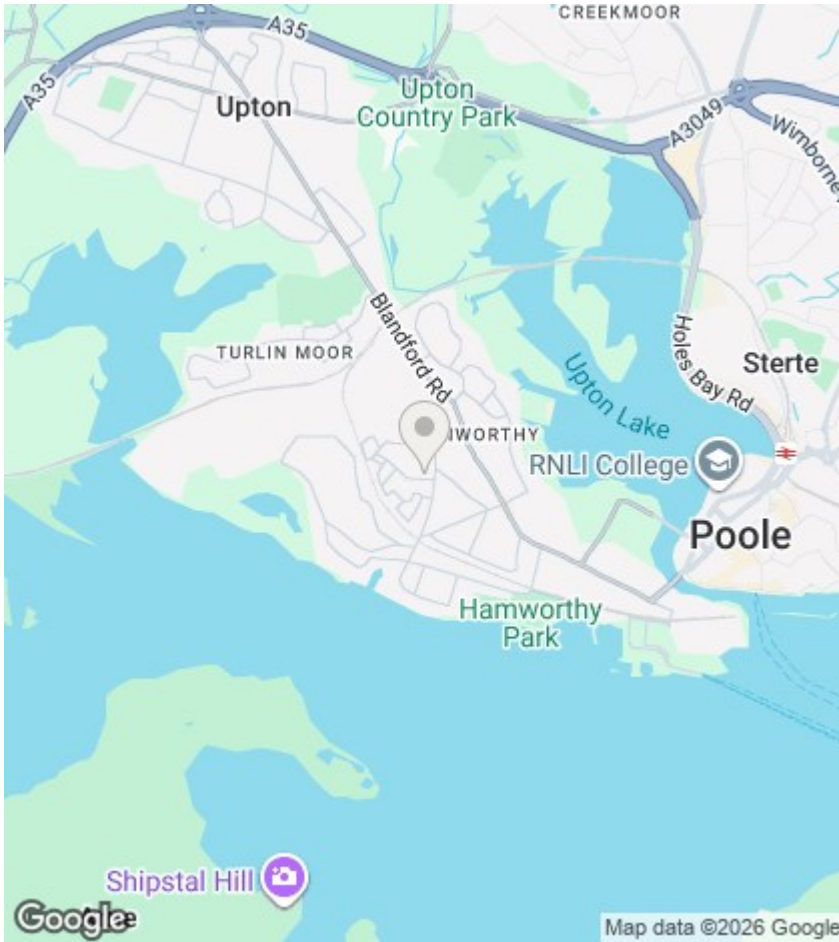
### Annet Close

The generous accommodation briefly comprises; three bedrooms (two downstairs and one upstairs), lounge, kitchen, conservatory and wet room.

The property further benefits from gas central heating, double glazing and huge potential to increase the overall space if desired (subject to planning).

Outside, the property has a lovely rear garden designed for low maintenance. There is a summer house, further storage and a useful outside toilet. The front garden is laid to lawn with a driveway leading to a garage.

Situated withing easy reach of local amenities, bus routes and just a short distance to Hamworthy Park and beaches, this fantastic property is sure to be popular. To arrange a viewing, 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.

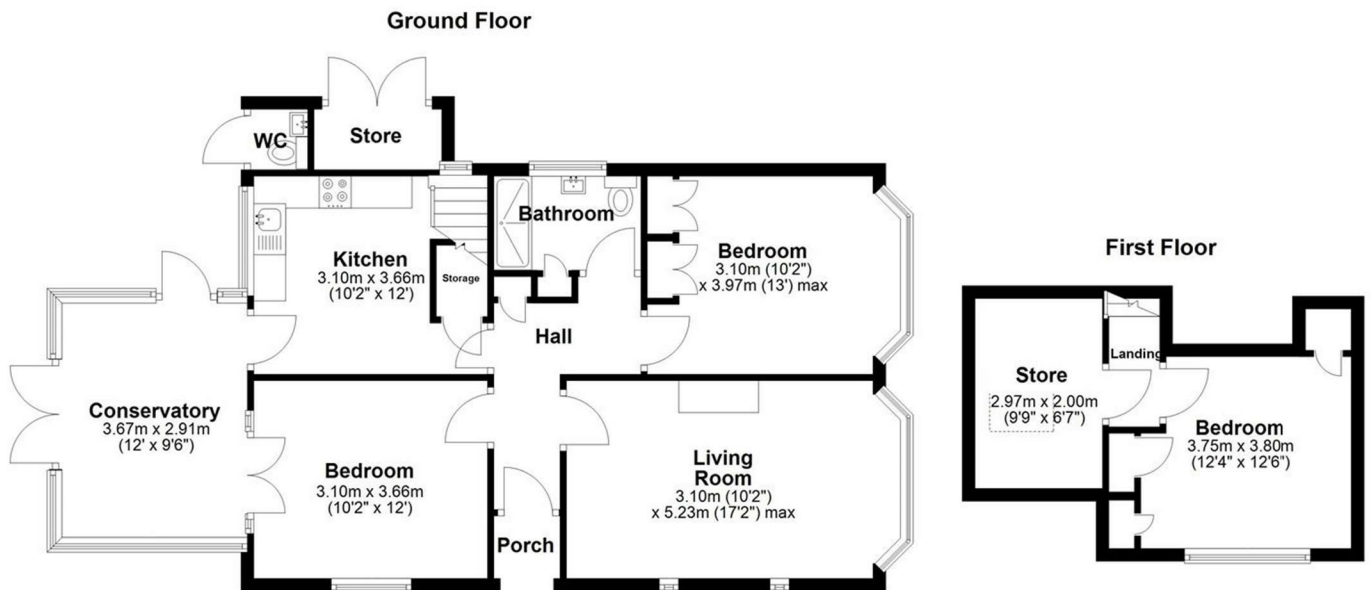
## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 56                      | 66        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error.