



378 Blandford Road, Hamworthy, Poole, Dorset, BH15 4JJ

**£279,950**

- Three Bedrooms
- Spacious Throughout
- Garage In A Block
- Close To Train & Bus Routes
- Front & Rear Gardens
- End Of Terrace
- Immaculately Presented
- Convenient Location
- Gas Central Heating
- No Forward Chain!

# 378 Blandford Road, Poole BH15 4JJ

NO FORWARD CHAIN! We are delighted to offer for sale this spacious and immaculately presented end of terrace house situated in Hamworthy, just a few miles west of Poole.



Council Tax Band: C



### Blandford Road

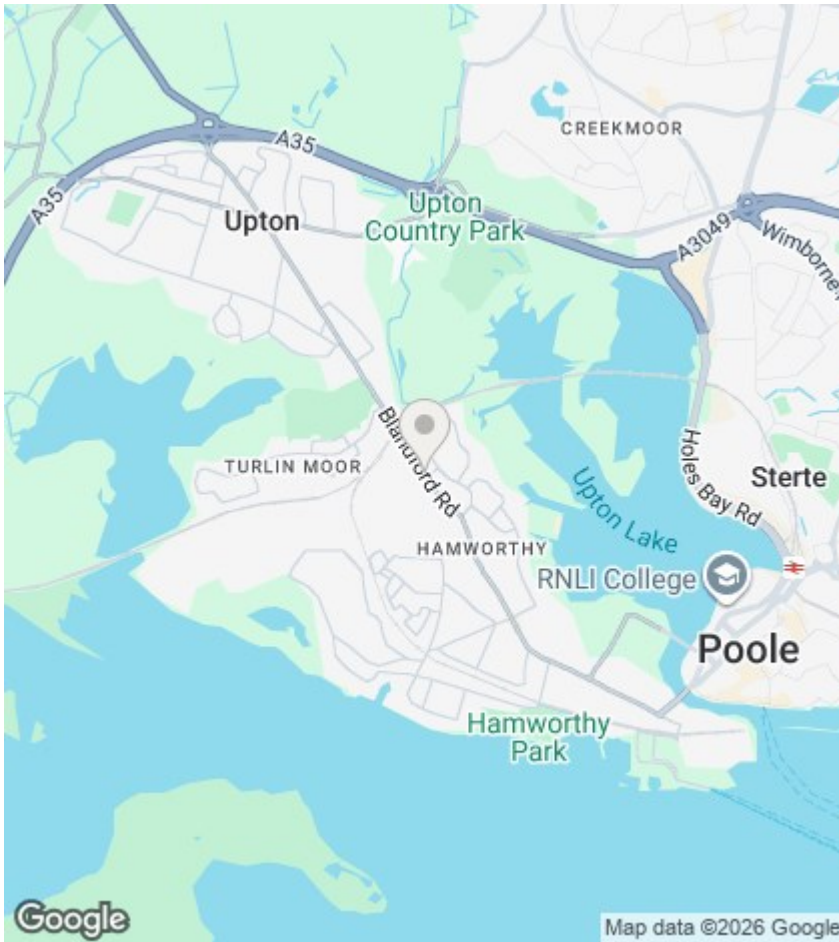
The well planned and maintained accommodation briefly comprises; three bedrooms, sizeable lounge/dining room, kitchen, downstairs toilet and family bathroom.

Further benefits include; gas central heating, double glazing, garage in a block immediately outside the rear of the property, modern kitchen and generous room sizes throughout.

Outside, there is a front garden laid to lawn with a path leading to the front door. A side gated leads down the side of the property to the rear garden, which is laid partially to artificial lawn with paving and some shrubs. All enclosed by panel fencing.

Situated close to bus routes and Hamworthy train station providing rail links to Poole, Weymouth and London Waterloo. Local amenities and schooling are within easy reach making this property an ideal first time buy or starter family home.

With the vendor offering 'no forward chain', internal viewings come highly recommended to avoid disappointment. To arrange, or for more information, please contact 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.

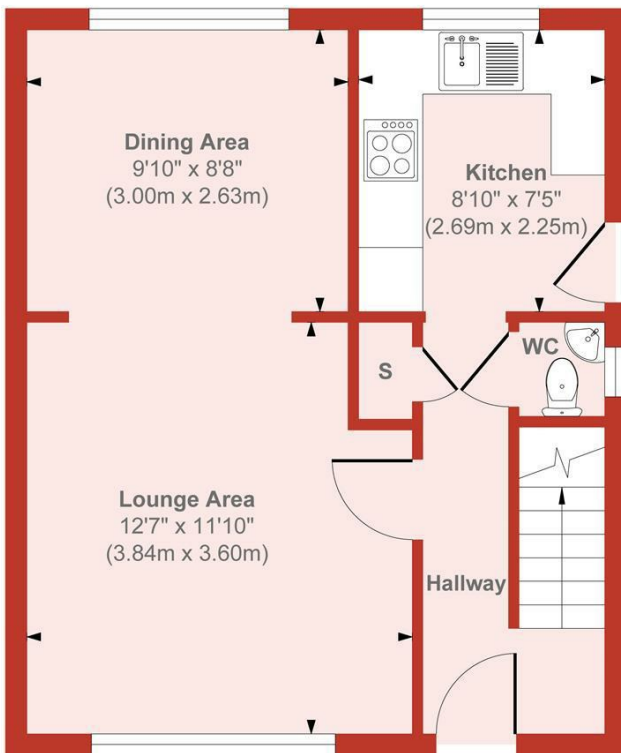
### Viewings

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

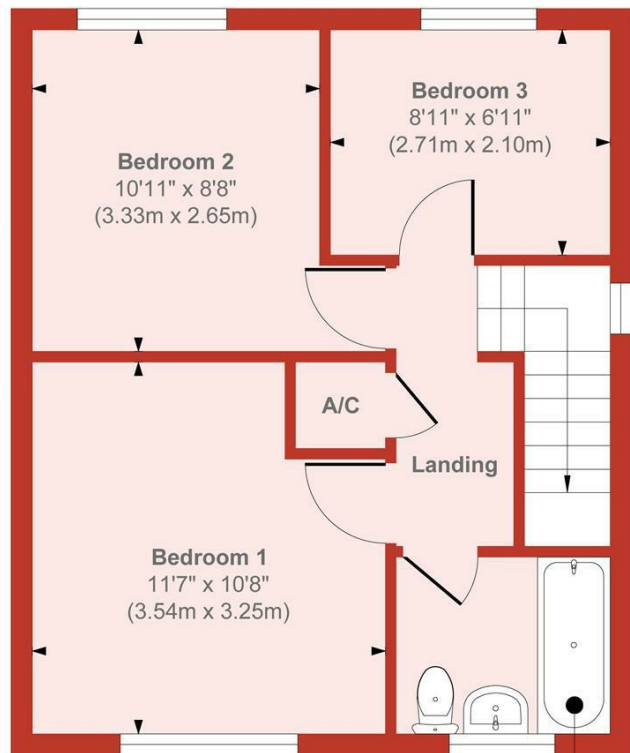
### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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	



**Ground Floor**  
 Approximate Floor Area  
 363 sq. ft  
 (33.80 sq. m)



**First Floor**  
 Approximate Floor Area  
 363 sq. ft  
 (33.80 sq. m)

**Bathroom**  
 6'7" x 5'5"  
 (2.00m x 1.65m)

**Approx. Gross Internal Floor Area 726 sq. ft / 67.60 sq. m**

Produced by Elements Property