



70 Goliath Road, Hamworthy, Poole, BH15 4NS

Asking Price £279,950

- Two Double Bedrooms
- Large Driveway
- Cul-de-Sac Location
- Gas Central Heating
- Ideal First Time Buy
- Refurbished Throughout
- Private Rear Garden
- Downstairs Toilet
- UPVC Double Glazing
- No Forward Chain

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NO FORWARD CHAIN - A spacious, refurbished home situated in a cul-de-sac location. Offering parking for several vehicles & a private garden. Ideal FTB!



Council Tax Band: C

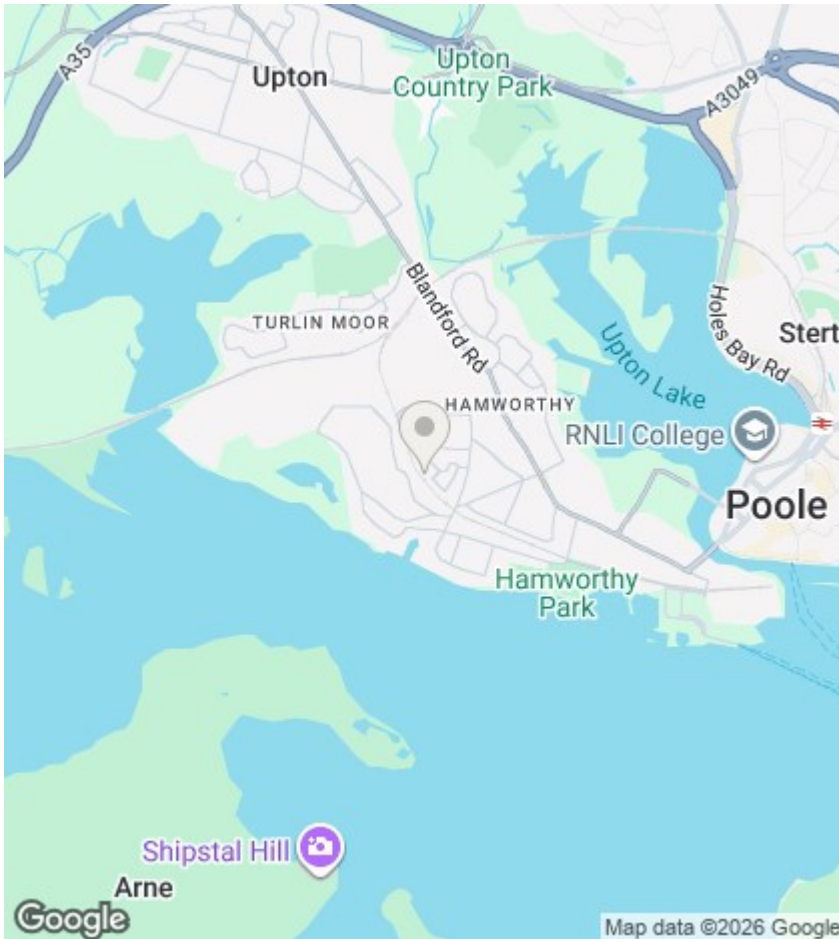


Goliath Road

Having received an overhaul throughout, this property comprises: two double bedrooms (one of which has a fitted wardrobe), dual aspect lounge/dining room, kitchen with modern units, recently fitted family bathroom and a downstairs toilet.

Some of the improved features throughout include oak internal doors with black hardware, stylish lighting & switches, anti-fog bathroom mirror, new fencing and feature electric fire in the lounge. Further benefits include a driveway for several vehicles, private garden with decking area, gas central heating and UPVC double glazing.

The property is offered for sale with no onward chain and, in our opinion, would be an ideal first time purchase. To arrange a viewing, or for more information, please call our Upton Branch at your earliest convenience.



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) A			
(81-91) B			87
(69-80) C		73	
(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	



Ground Floor

1st Floor

Total approx floor area: 68.8 m² (740.9 ft²)
 Ground Floor: 35.5 m² (381.8 ft²)
 1st Floor: 33.4 m² (359.1 ft²)