



33 Benjamin Road, Hamworthy, Poole, BH15 4QU

**Guide Price £365,000-£375,000**

- PRICE GUIDE £365,000-£375,000
- Three/Four Bedrooms
- Off-Road Parking
- Popular Development
- UPVC Double Glazing
- Town House
- Flexible Accommodation
- Integral Garage
- Gas Central Heating
- No Forward Chain

# 33 Benjamin Road, Poole BH15 4QU

Offered for sale with no onward chain, this town house is situated within a popular residential location that's a short walk from Hamworthy Park & Beach.



Council Tax Band: D



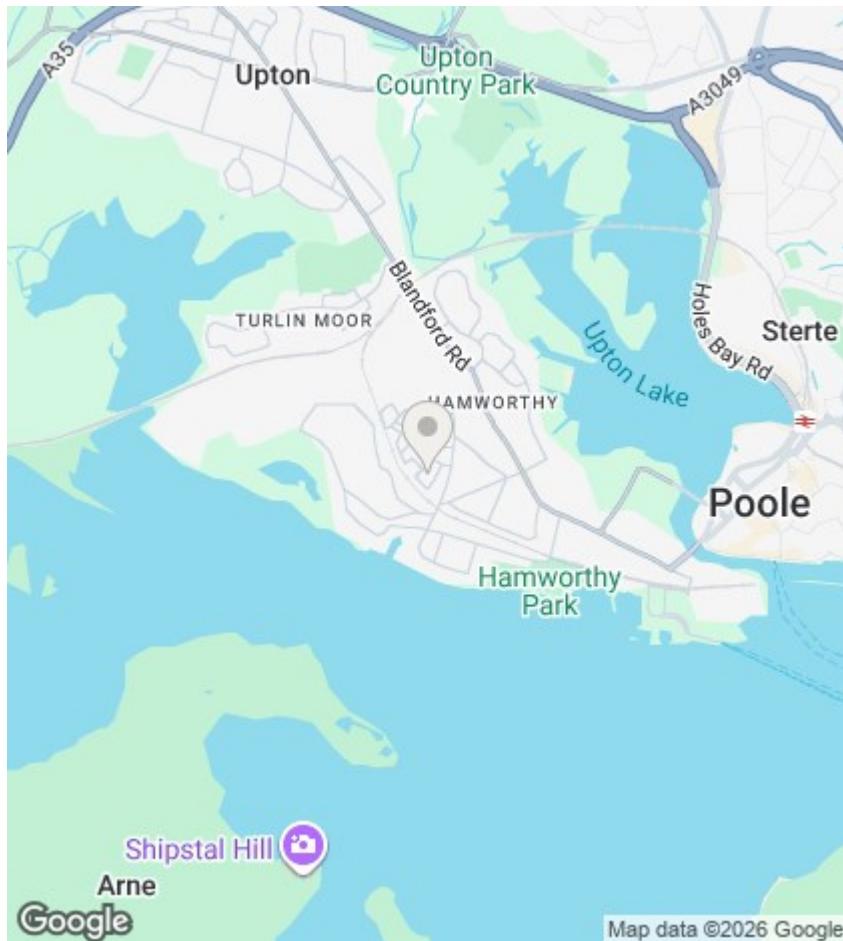
## Benjamin Road

Positioned overlooking open green space, this home is arranged over three floors and offers flexible accommodation.

On the ground floor there is a downstairs toilet, access to the integral garage and room with access to the garden - this could function well as another reception room or a bedroom. The first floor is dedicated to living space with the front aspect providing a spacious lounge/dining room; whilst the kitchen/breakfast room spans the rear. The second floor has the remaining three bedrooms, the main bathroom and an en-suite shower room to bedroom one.

The garden is laid to a mixture of low maintenance materials and there is a large summer house, which is ideal as another space to entertain or could be converted to a home office. Further benefits include off-road parking for two cars, gas central heating and UPVC double glazing.

With our vendor offering no forward chain, internal viewing is encouraged in order to appreciate the space on offer. 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.

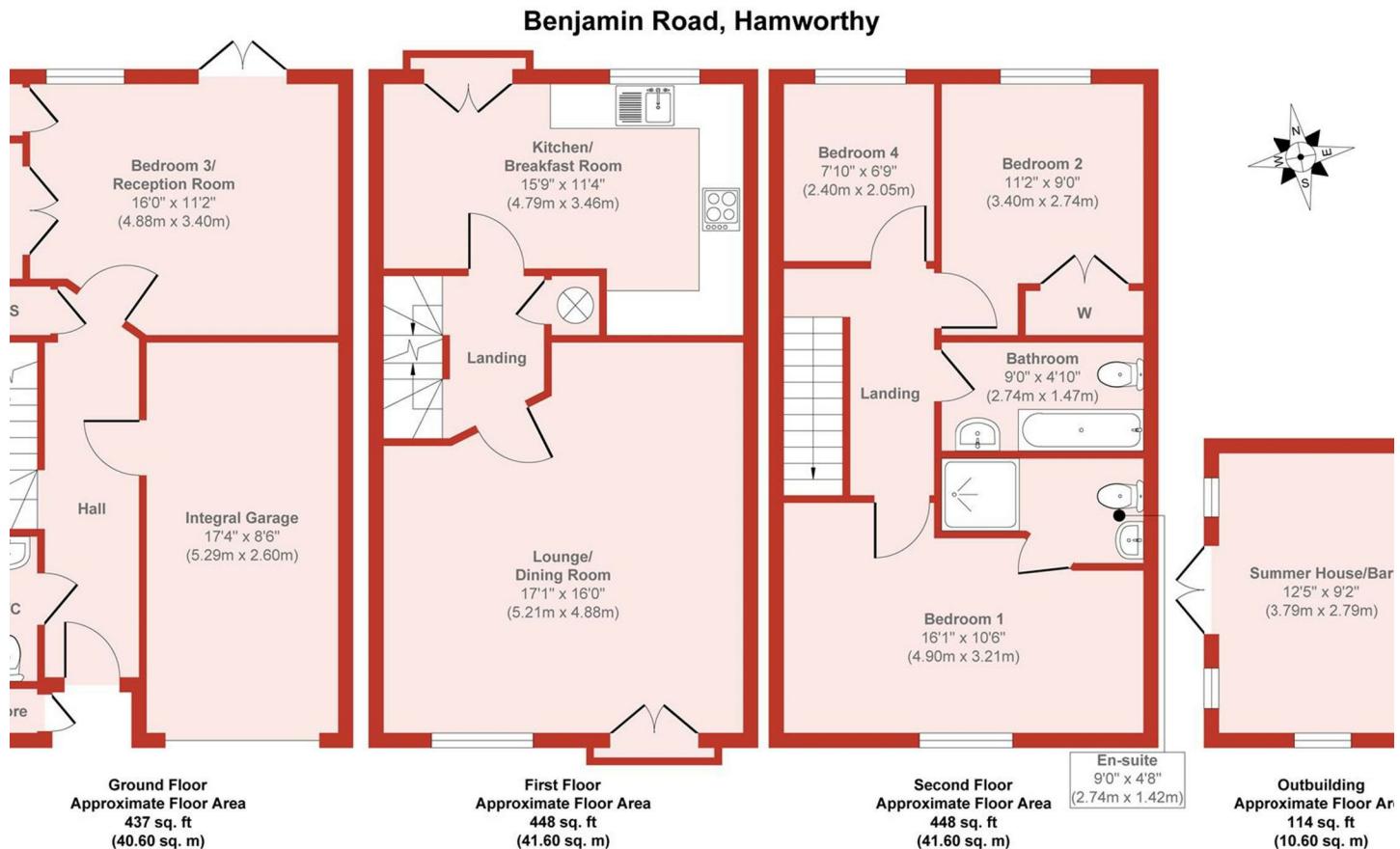
## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	87
(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



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