



26 Benjamin Road, Hamworthy, Poole, BH15 4QU

**Asking Price £375,000**

- Detached House
- Superb Loft Conversion
- Garage & Driveway
- Gas Central Heating
- Three Bath/Shower Rooms
- Three Double Bedrooms
- Very Well Presented Throughout
- Low Maintenance Garden
- UPVC Double Glazing
- View to Appreciate!

# 26 Benjamin Road, Poole BH15 4QU

A unique, detached house positioned within a sought after residential area, with a loft conversion housing a beautiful principle suite



Council Tax Band: D



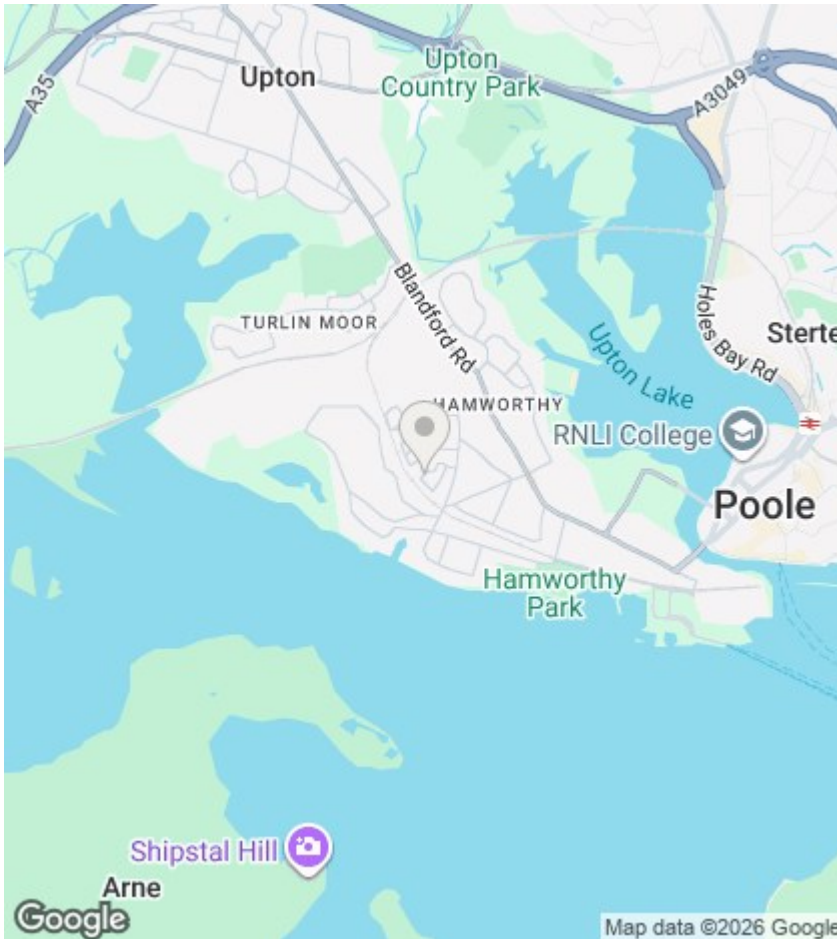
## Benjamin Road

Arranged over three floors, this property benefits hugely from a spacious loft conversion! On the ground floor there is a modern kitchen/dining room, separate utility, spacious lounge and a downstairs toilet. The loft has been converted to create a sizeable main bedroom with accompanying shower room and storage cupboard. On the first floor there are two further good sized double bedrooms, one of which is en-suite, with a further family bathroom.

Further benefits include off-road parking for two cars, garage with pitched roof, low maintenance rear garden, gas central heating and UPVC double glazing.

The property is tucked away in a quiet part of the Rowans Development - positioned within easy reach of Hamworthy Park & Beach along with a host of other amenities.

We are anticipating high levels of interest and encourage internal viewing at your earliest convenience! To arrange, or for more information, please call 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

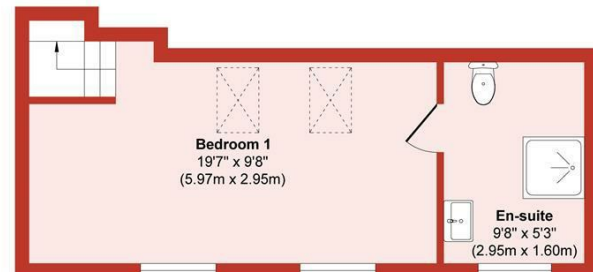
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	79
(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	

## Benjamin Road, Hamworthy



**Second Floor**  
Approximate Floor Area  
266 sq. ft  
(24.71 sq. m)



**Ground Floor**  
Approximate Floor Area  
428 sq. ft  
(39.76 sq. m)

**First Floor**  
Approximate Floor Area  
438 sq. ft  
(40.69 sq. m)

**Approx. Gross Internal Floor Area 1132 sq. ft / 105.16 sq. m**

Produced by Elements Property