



45 South Haven Close, Hamworthy, Poole, BH16 5BJ

Asking Price £315,000

- Semi Detached House
- South Westerly Facing Garden
- Cul-de-Sac Location
- BRAND NEW Boiler
- Ideal FTB
- Three Bedrooms
- Views Over Lytchett Bay!
- Rare Opportunity
- Potential to Create Driveway (STPP)
- No Forward Chain

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BACKING ONTO LYTCHETT BAY! Offered for sale with no onward chain, this semi-detached home offers a rare opportunity to purchase a property with direct water views.



Council Tax Band: B



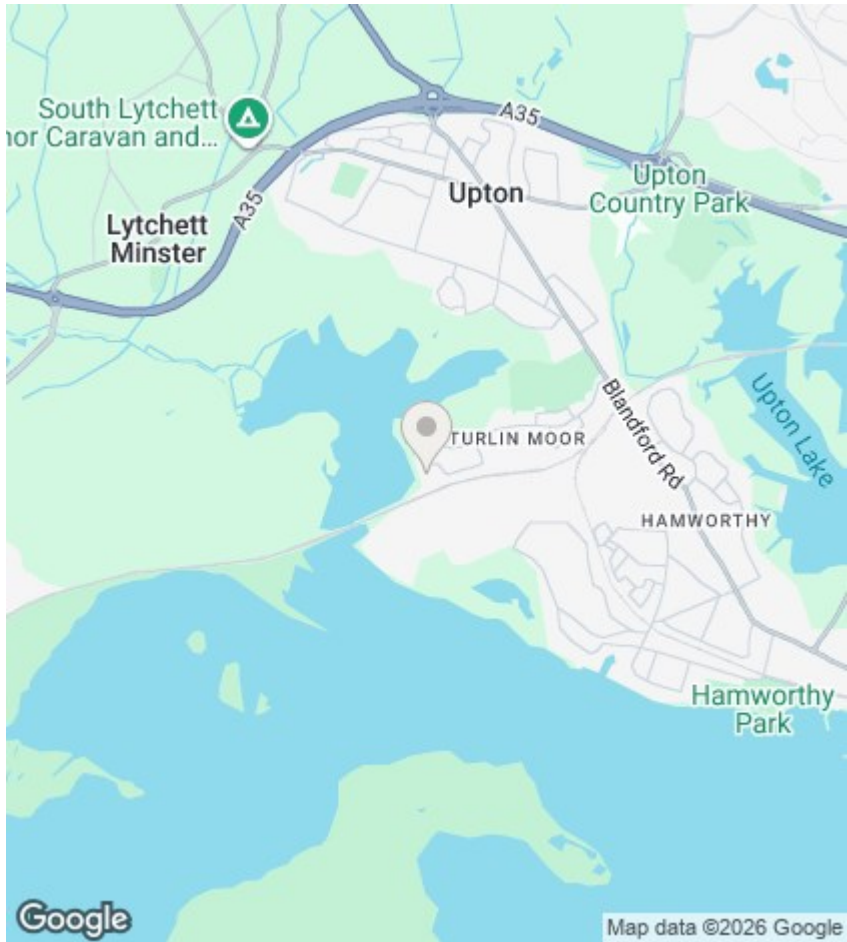
South Haven Close

Offering spacious and well planned accommodation, this property briefly comprises: three bedrooms, lounge/dining room, separate kitchen, conservatory, bathroom and toilet.

Further benefits include a BRAND NEW boiler, south westerly facing rear garden, potential to create off-road parking (stpp) and UPVC double glazing.

The position of this home is the real standout feature! It backs onto Lytchett Bay and offers uninterrupted views over the water - some have decided to lower the level of their rear fences so this can be enjoyed from ground level too.

In order to avoid disappointment, internal viewing is encouraged at your earlier 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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

