



28 Samson Road, Hamworthy, Poole, Dorset, BH15 4NL

Asking Price £399,950

- Three Bedrooms
- Built in 2021
- Off-Road Parking
- Kitchen with Integrated Appliances
- Popular Location
- Detached Family Home
- Remainder of Build Guarantee
- Private Rear Garden
- Well Presented Throughout
- Vendor Suited

28 Samson Road, Poole BH15 4NL

VENDOR SUITED! Built in 2021, this well specced detached home has been immaculated kept by the current owners. Benefitting from a driveway & private rear garden.



Council Tax Band: E



Samson Road

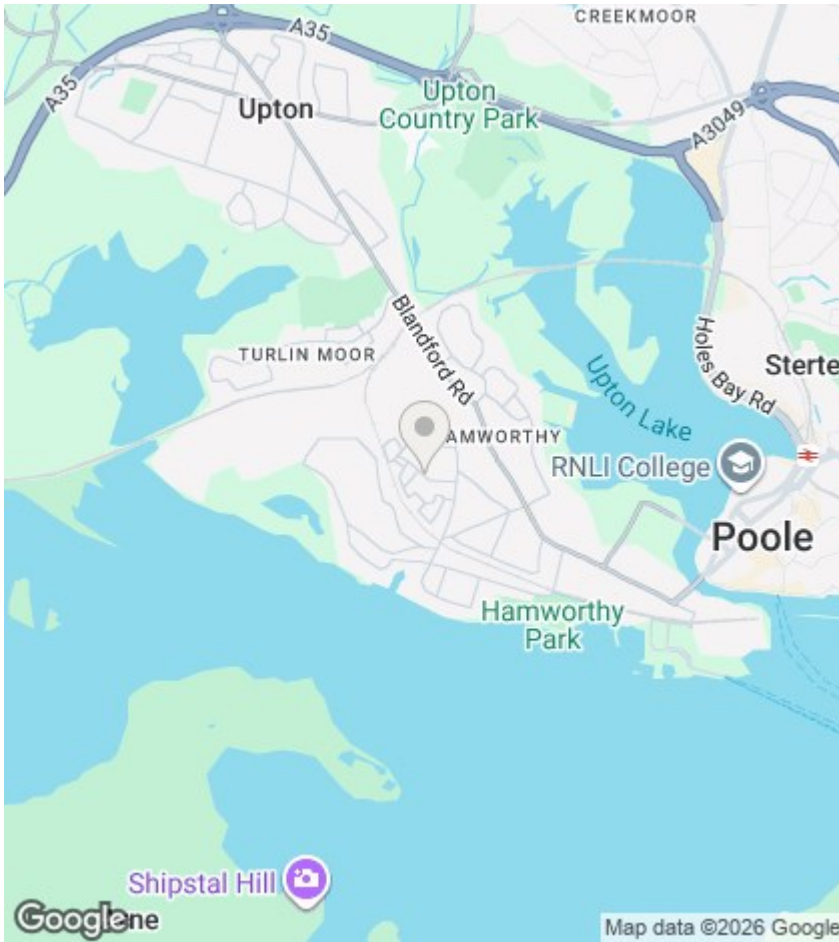
This home is a brilliant example of a recently built property, with a host of added extras, that has been superbly looked after by the current owners.

Briefly, the property comprises: three good sized bedrooms, living room, kitchen dining room with integrated appliances & stone worktops, family bathroom, en-suite shower room and downstairs toilet.

Further benefits include off-road parking for two cars, a well stocked rear garden, gas central heating, UPVC double glazing and EV charging readiness.

Positioned within easy reach of Hamworthy Park & Beach, along with a range of other convenient amenities, we believe this property would make a fantastic family home.

With our vendor suited, internal viewing is encouraged 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:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(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	

Samson Road, Hamworthy

