



HIVE

61 FARWELL ROAD
POOLE
BH12 4PN



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Agent's introduction

Well-presented three-bedroom semi-detached home near heathland, featuring a lounge/diner, conservatory, westerly garden, off-road parking, and excellent access to local amenities and transport links.







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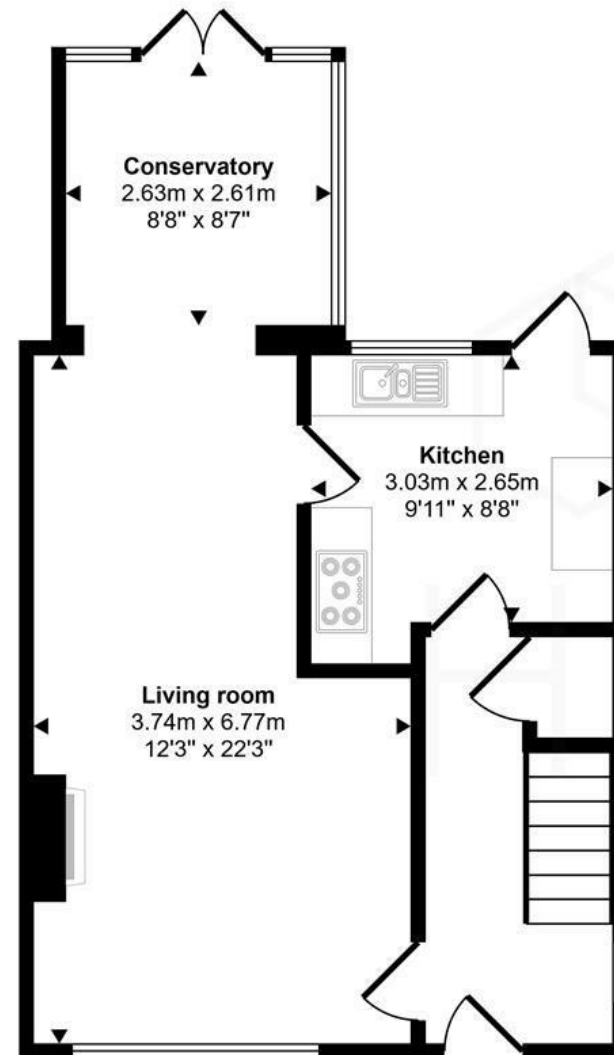
Property highlights

- Three-bedroom semi-detached family home
- Located moments from protected heathland
- Spacious lounge/diner ideal for entertaining
- Separate fitted kitchen
- Bright conservatory overlooking the garden
- Westerly-facing rear garden enjoying afternoon sun
- Family bathroom serving all bedrooms
- Useful outbuilding, outdoor WC and storage areas
- Side access and off-road parking
- Close to local amenities, transport links and leisure facilities

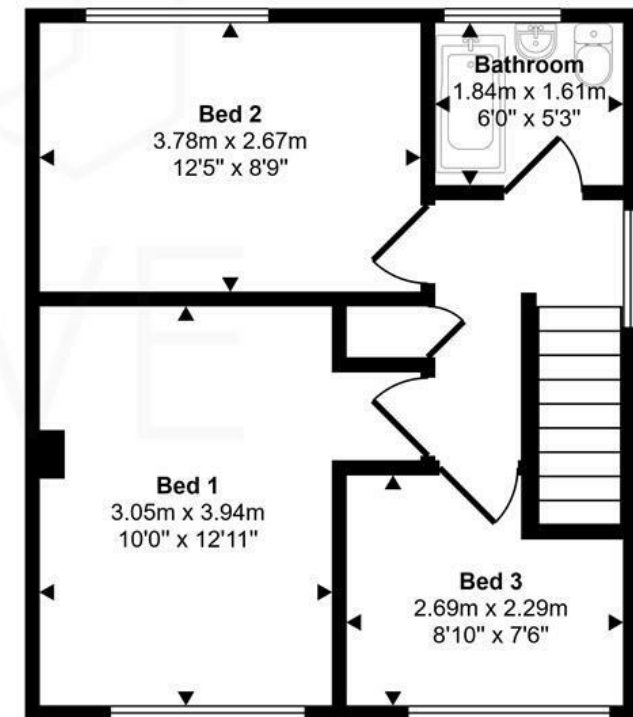


Floor plan and EPC

Approx Gross Internal Area
86 sq m / 928 sq ft



Ground Floor
Approx 47 sq m / 504 sq ft



First Floor
Approx 39 sq m / 424 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
England & Wales	EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





HIVE & Partners Unit F1, Arena Business Centre 9 Nimrod Way, Ferndown, BH21 7UH
01202 122 002 | www.hiveandpartners.co.uk | sales@hiveandpartners.co.uk