



1 Albany Gardens, Hamworthy, Poole, BH15 4AG

£339,950

- Three Bedrooms
- Extended Accommodation
- Off-Road Parking
- Two Reception Rooms
- Close to Favoured Amenities
- Semi-Detached House
- Low Maintenance Garden
- Two Bath/Shower Rooms
- Gas Central Heating
- Internal Viewing Encouraged

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We are delighted to offer for sale this extended, semi-detached house situated within a quiet cul-de-sac close to favoured local schooling.



3



2



2



D

Council Tax Band: D



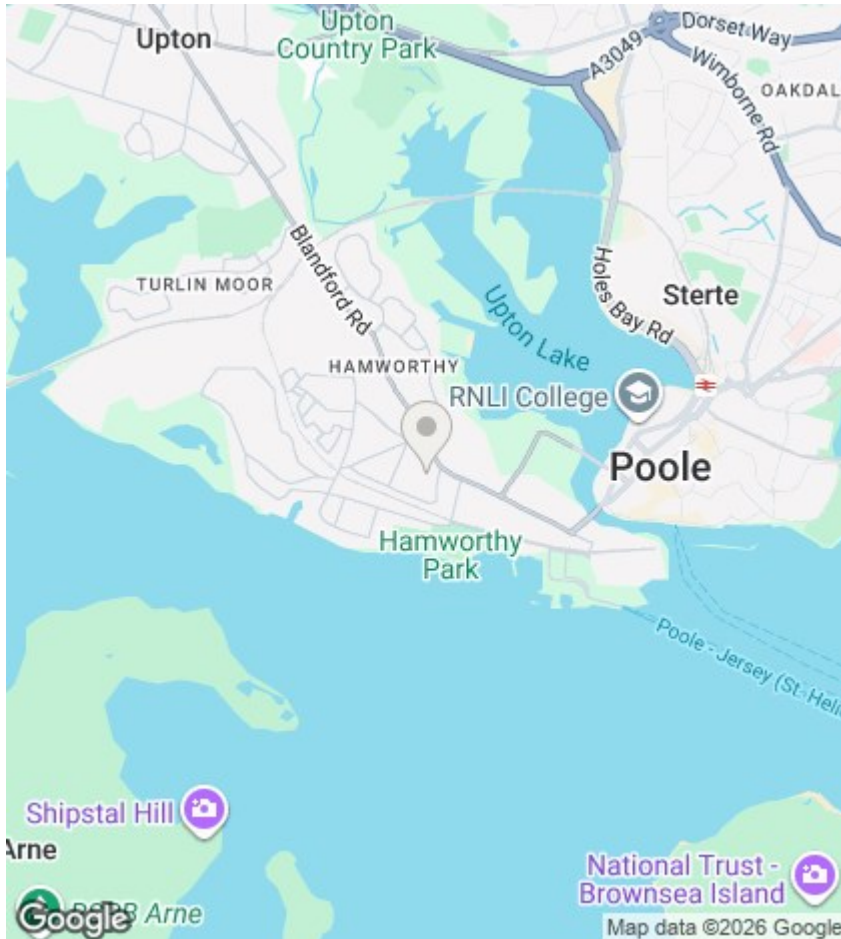
Albany Gardens

Briefly, this home comprises: three bedrooms, kitchen, living room, seperate dining room, further family room, downstairs shower room and main bathroom.

The garden enjoys a sunny aspect and is laid to a mixture of low maintenance materials. Further benefits include off-road parking for several cars, gas central heating and UPVC glazing throughout - the wooden windows on the front and side elevation are due to be replaced shortly.

The property is well positioned within a quiet cul-de-sac location that's just a short walk from a range of favoured amenities and local schooling.

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.

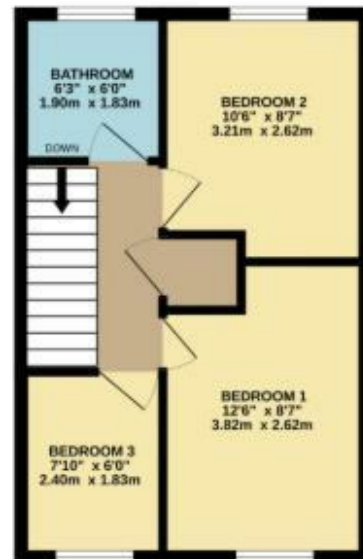
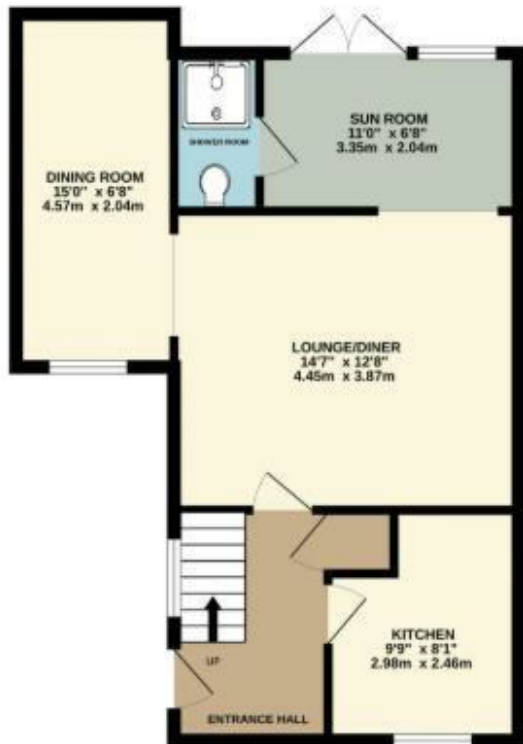
Viewings

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

EPC Rating:

D

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, beams and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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