



9 Westport Gardens, Hamworthy, Poole, BH15 4FP

**Asking Price £280,000**

- Two Double Bedrooms
- Parking for Three Vehicles
- Downstairs Toilet
- Built in 2020 - Guarantee Remaining
- Gas Central Heating
- End of Terrace House
- Enclosed Rear Garden
- Four Piece Bathroom
- Attractive Development
- Vendor Suited!



# 9 Westport Gardens, Poole BH15 4FP

A modern, end of terrace house tucked away in an attractive development within easy reach of a range of favoured amenities. Parking for three cars!



Council Tax Band: C



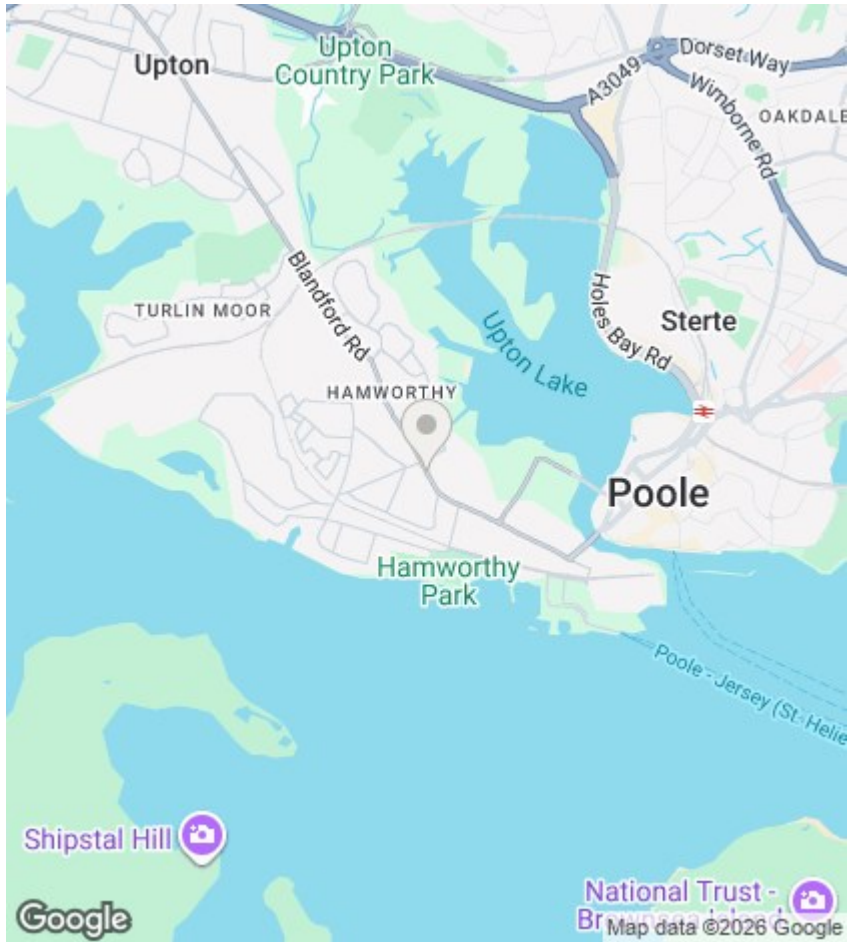
### Westport Gardens

This attractive home features two well proportioned double bedrooms, kitchen with ample storage and work surfaces, a comfortable lounge/dining area and a four piece bathroom.

Further benefits include allocated parking for three vehicles, additional visitor parking, an enclosed rear garden, remainder of build guarantee, gas central heating, and UPVC double glazing.

The property is part of a development of just thirteen homes, ideally located for easy access to both Hamworthy Park and Poole's historic Quayside. For more information, or to arrange your viewing, please contact our Upton office today.





## 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

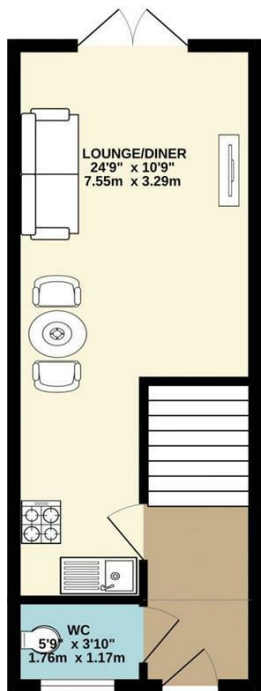
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

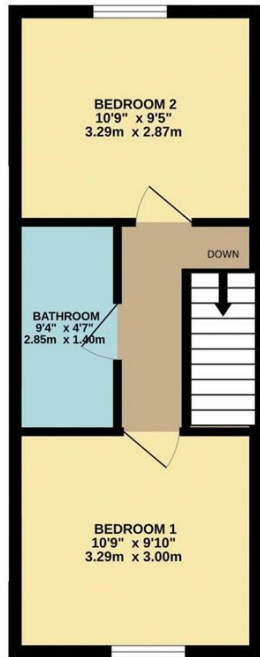
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



DMP02496  
TOTAL FLOOR AREA: 617 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.

Made with Mirograph 03/23