



12 Saxon Close, Hamworthy, Poole, BH15 4FE

Asking Price **£389,950**

- Three Bedrooms
- Built in 2010
- Two Bath/Shower Rooms
- Enclosed Rear Garden
- EV Charging Point
- Detached Home
- Well Appointed Throughout
- Off-Road Parking
- Attractive Development
- No Forward Chain

12 Saxon Close, Poole BH15 4FE

NO FORWARD CHAIN! An attractive detached home tucked away in a modern & secluded development within easy reach of Cobbs Quay.



Council Tax Band: D



Saxon Close

Constructed in 2010, this property blends a modern finish with a consideration for space on offer!

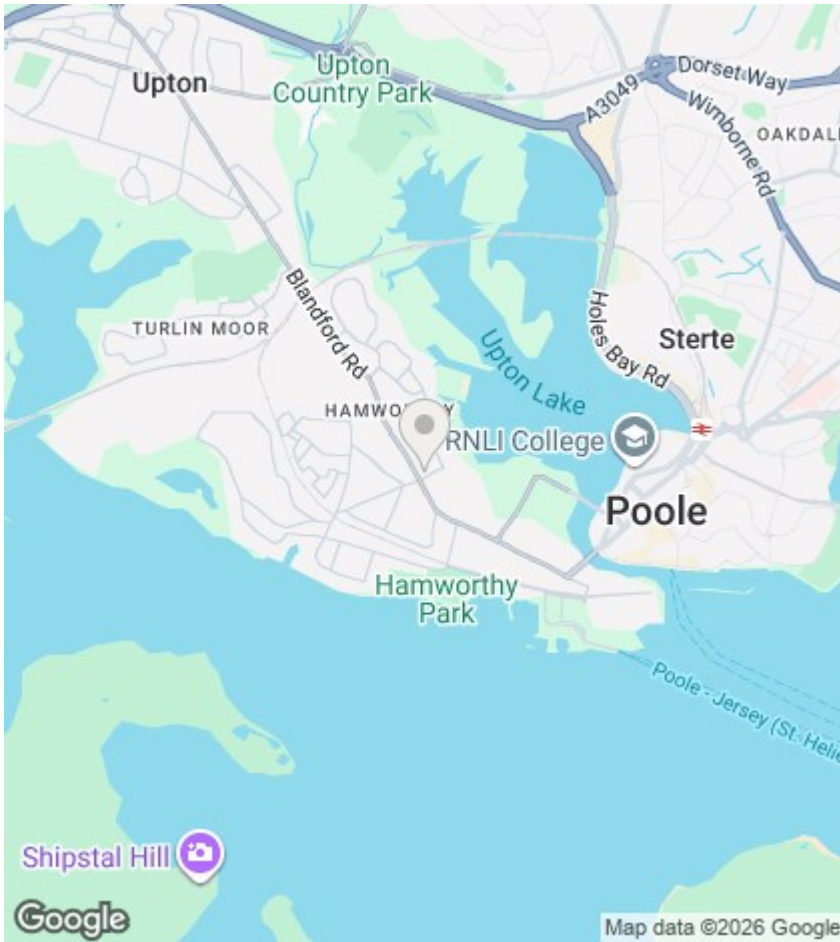
On the ground floor, you enter in to a spacious hallway with a storage cupboard and toilet. The front aspect of the property is dedicated to a well appointed kitchen/dining room. A bright living room spans the rear of the house and benefits from a feature wood burning stove and useful fitted storage. Upstairs, there are three bedrooms - the main one has an en-suite shower room and a fitted wardrobe. There is a further bathroom servicing the two remaining bedrooms.

The rear garden is a private space to be enjoyed throughout the day with an array of seating areas on offer. All is enclosed by panel fencing, there is side access, a useful shed and a further multi purpose summer house.

Further benefits include gas central heating, UPVC double glazing, EV charging point and off-road parking for two vehicles.

Nestled in a quiet cul-de-sac location, this home offers a peaceful spot that's still within easy reach of both Poole & Hamworthy's considerable range of amenities - whether that be by foot or by car. The property is offered for sale with no forward chain and internal viewing is encouraged at your earliest convenience.

To arrange, or for any further information, please call our Upton office!



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:

C

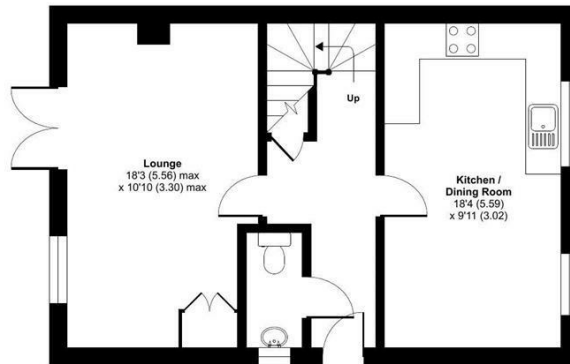
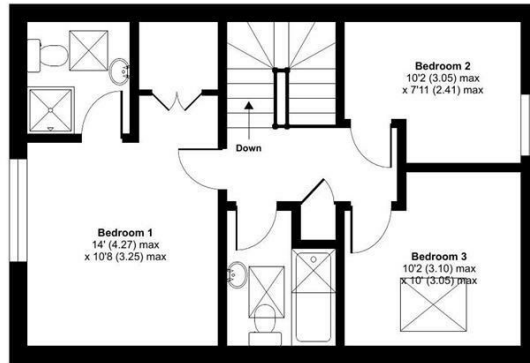
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Saxon Close, Poole, BH15

Approximate Area = 1026 sq ft / 95.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richardson 2022. Produced for Meyers Estates. REF: 904260

