



26 Hoyal Road, Hamworthy, Poole, BH15 4HZ

Asking Price **£400,000**

- Three Bedrooms
- Sizeable Kitchen/Family Room
- Off-Road Parking
- Annex Potential
- UPVC Double Glazing
- Detached Bungalow
- Two Bath/Shower Rooms
- Lovely Rear Garden
- Gas Central Heating
- Vendor Suited

# 26 Hoyal Road, Poole BH15 4HZ

VENDOR SUITED! We are pleased to offer for sale this extended detached bungalow offering spacious & flexible accommodation.



Council Tax Band: B



### Hoyal Road

Briefly, the property comprises: three bedrooms, generous living room, kitchen/family room with adjoining utility area, useful entrance porch, en-suite shower room and main bathroom. It's also worth noting that the main bedroom could offer the potential to create an annex with direct garden access.

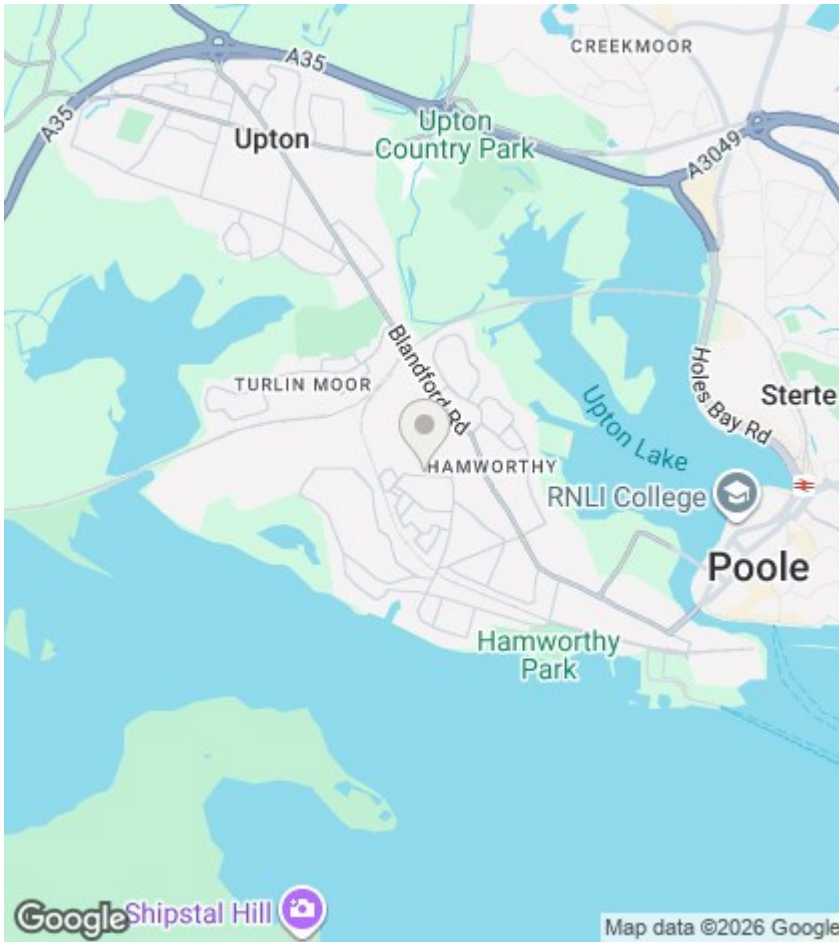
To the front, there is a generous tarmac driveway with gates, providing off-road parking for three cars. The rear garden is majority laid to lawn with borders supporting a variety of mature plants - there are two patio areas and everything is enclosed by brick walling. Further benefits include gas central heating and UPVC double glazing.

Positioned within a popular part of Hamworthy, just a short walk from favoured amenities, we anticipate high levels of interest.

To arrange a viewing, or for further information, please contact our Upton Branch at your earliest convenience!







### 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

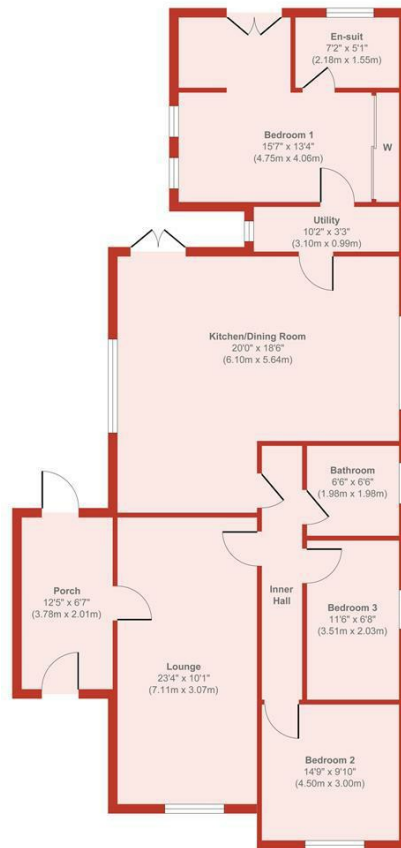
Viewings by arrangement only. Call 01202 622101 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Hoyal Road, Hamworthy



Floor Plan

Approx. Gross Internal Floor Area 1196 sq. ft / 111.11 sq. m

Produced by Elements Property