



213 Blandford Road, Hamworthy, Poole, BH15 4AY

Asking Price £265,000

- Three Bedrooms
- Kitchen/Dining Room
- Enclosed Rear Garden
- Gas Central Heating
- Ideal FTB or BTL
- Semi-Detached House
- Downstairs Toilet
- Off-Road Parking
- UPVC Double Glazing
- No Forward Chain

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NO FORWARD CHAIN! An older style, semi-detached home situated in a popular part of Hamworthy. An ideal first time purchase or buy to let!



Council Tax Band: C



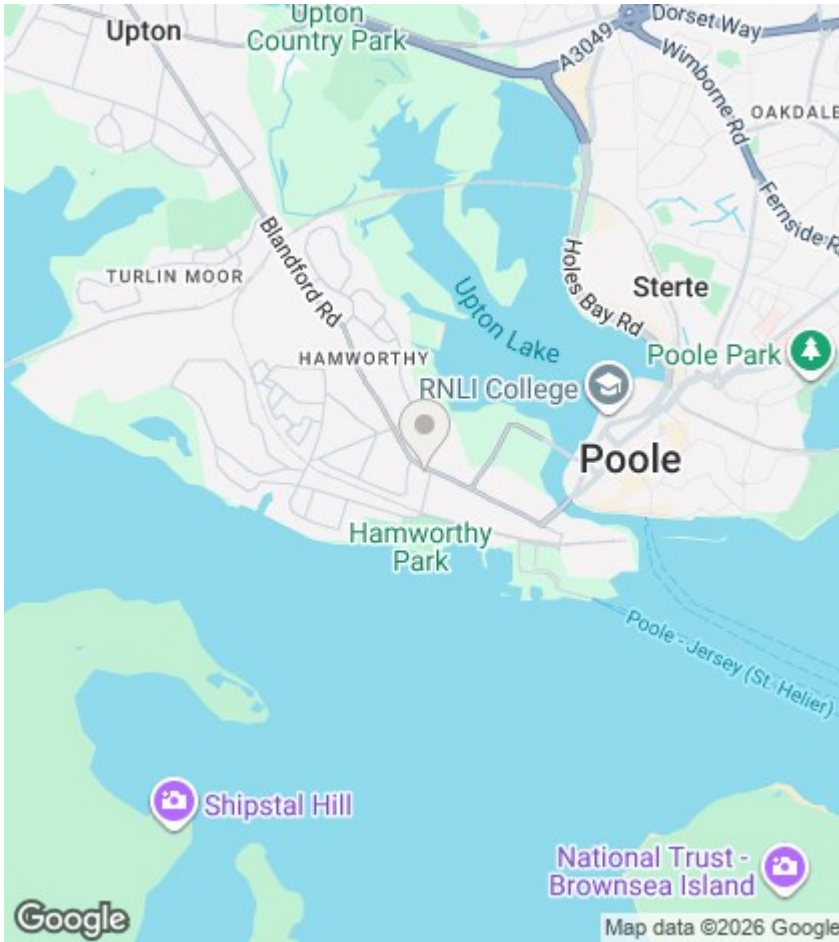
Blandford Road

Now in need of a certain degree of modernisation throughout, this property comprises: three bedrooms, living room, kitchen/dining room, family bathroom and downstairs toilet.

Further benefits include a driveway providing off-road parking, enclosed rear garden, gas central heating and UPVC double glazing.

With it's position close to favoured local schooling and being just a short walk from Hamworthy Park, we believe this property is an ideal opportunity to acquire a well located home that you can put your own stamp on.

Offered for sale with no onward chain, we encourage internal viewing at your earliest convenience. To arrange, please contact 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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Blandford Road, Hamworthy

