



15 Middlebere Crescent, Hamworthy, Poole, BH16 5BG

**Asking Price £249,950**

- Three Bedrooms
- Off-Road Parking
- Corner Plot
- UPVC Double Glazing
- Close to Train Links
- Semi-Detached House
- Garage
- Potential to Improve
- Downstairs Toilet
- No Forward Chain

# 15 Middlebere Crescent, Poole BH16 5BG

Offered for sale with no onward chain, this semi-detached home is positioned on a generous corner plot - ideal FTB or BTL investment!



Council Tax Band: C

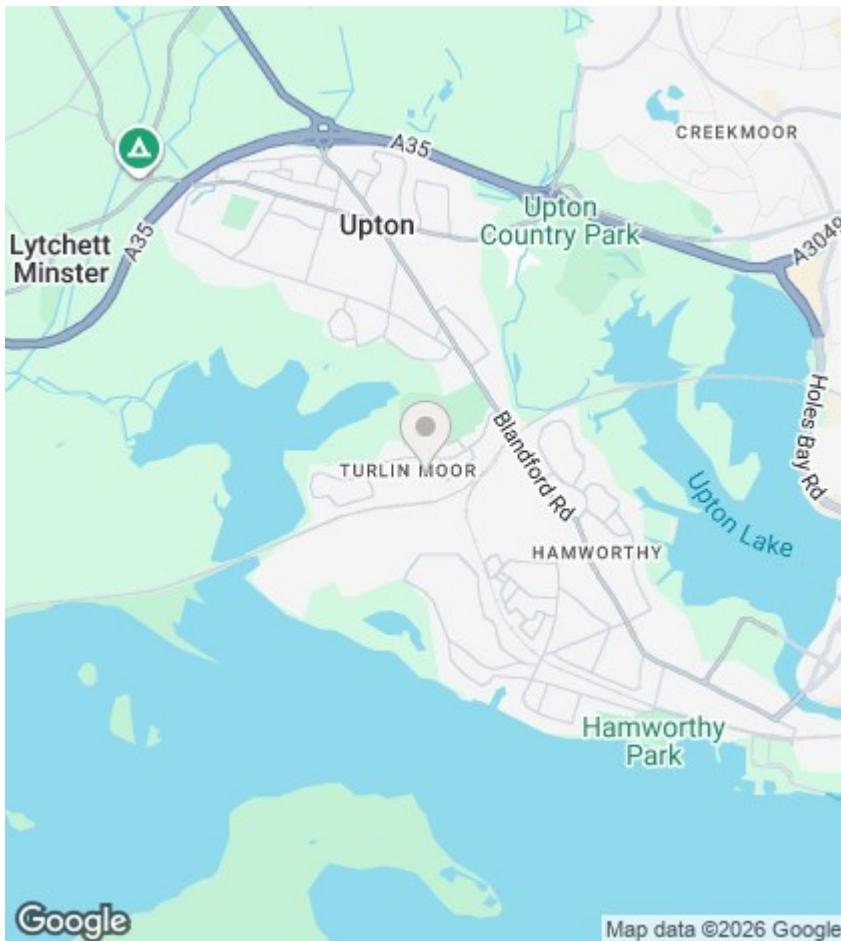


### Middlebere Crescent

Whilst requiring a certain degree of updating, this property offers spacious room sizes throughout. Briefly, the accommodation comprises: three bedrooms, lounge/dining room, separate kitchen, downstairs toilet and family bathroom.

As a result of its corner position, there is a wrap around garden - a more private, walled off section is accessible from the kitchen. Further benefits include UPVC double glazing, off-road parking and a garage.

Situated within easy reach of frequent train links and offering potential to put your own stamp on a home, we encourage internal viewing 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:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

## Middlebere Crescent, Hamworthy



Approx. Gross Internal Floor Area 1041 sq. ft / 96.70 sq. m (Including Garage)

Produced by Elements Property