



Beckhampton Road, Hamworthy, BH15 4PH

**Asking Price £374,950**

- Three Bedrooms
- Attached Garage
- Kitchen/Breakfast Room
- Cul-De-Sac Location
- Double Glazed
- Detached Family Home
- Spacious Throughout
- Driveway
- Close To Cobbs Quay Marina
- No Forward Chain

# Beckhampton Road, Hamworthy, BH15 4PH

No Forward Chain! We are delighted to offer for sale this immaculately presented, detached family home situated in a cul-de-sac just a stones throw from Cobbs Quay Marina and scenic walks around Holes Bay.



Council Tax Band: D



## Beckhampton Road

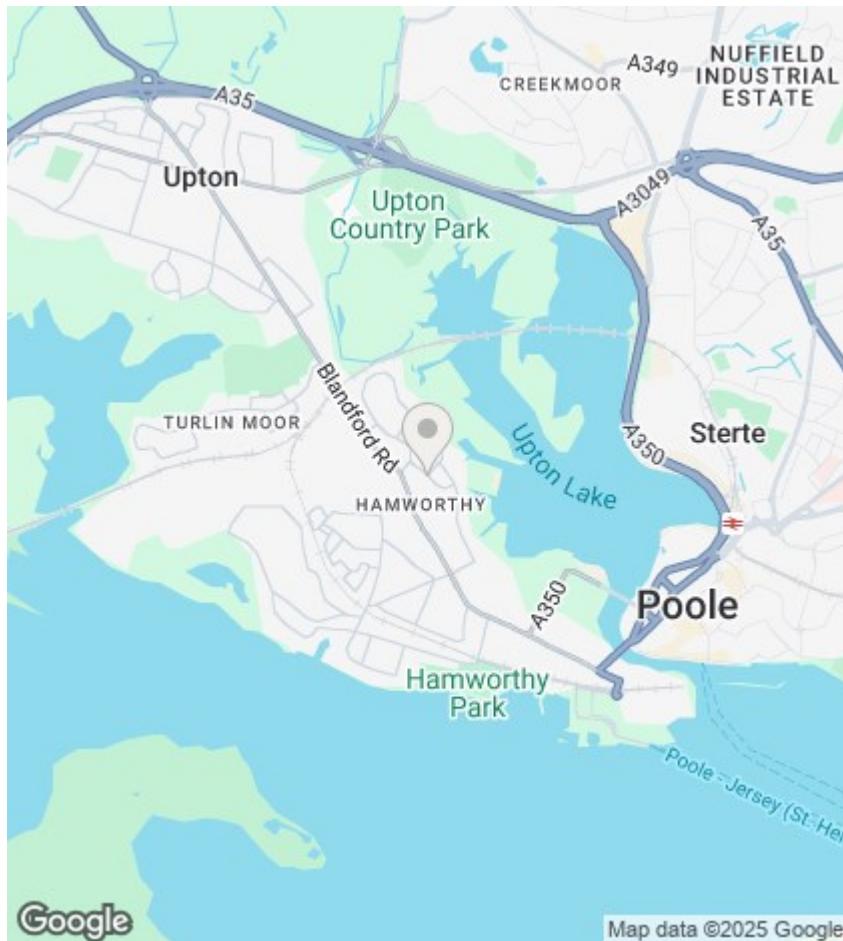
The spacious and well planned accommodation briefly comprises; three bedrooms, lounge/dining room, kitchen/breakfast room, conservatory and family bathroom. The living accommodation all backs onto the rear garden, which is a particularly attractive feature especially for families with young children.

Outside, the front of the property is laid to lawn with a range of shrubs and bushes with the remainder being designated driveway providing off road parking. The rear garden is a lovely space to be enjoyed throughout the year with a north westerly aspect capturing the afternoon and evening sun. Laid to lawn with a patio area, range of trees, shrubs and bushes, side access and storage, garden shed, greenhouse and enclosed by panel fencing.

Situated in a cul-de-sac in a popular road in Hamworthy, the property is close to local amenities, bus routes into Poole Town Centre and popular local schooling. Subject to Planning permission, we believe it would be possible to extend the property over the top of the garage to create additional bedroom space.

With the seller offering 'no forward chain', we are expecting high volumes of interest and internal viewings come highly recommended to appreciate everything this property has to offer. To arrange, or for more information, please contact our Upton office.

\*Note: photos of view taken from nearby Holes Bay. Not visible from the house.



## 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.

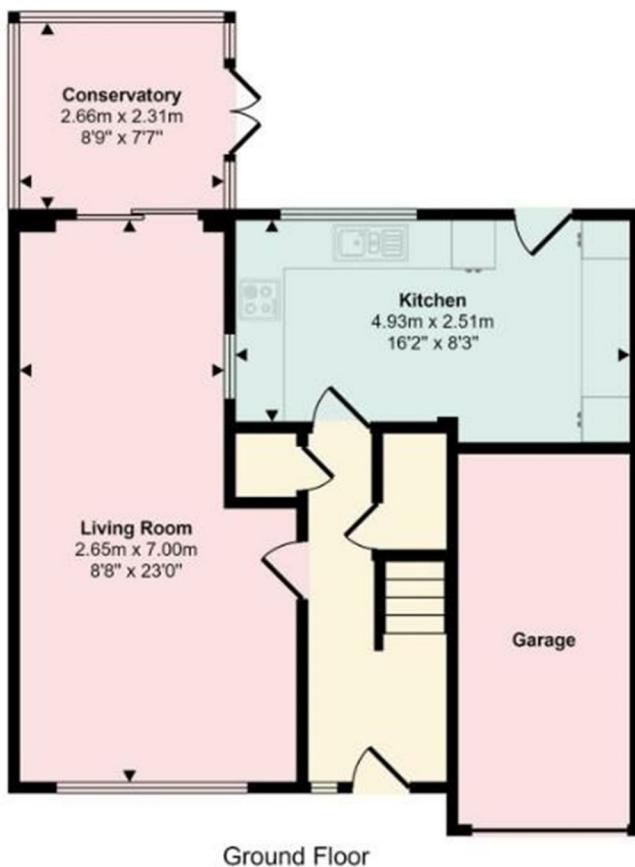
## Viewings

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

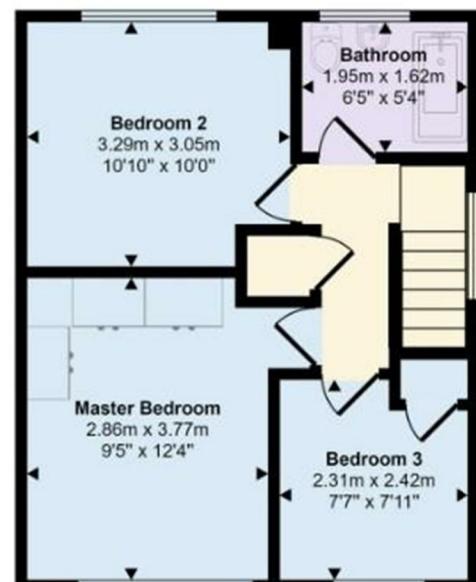
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(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	



Ground Floor



First Floor