



27 Blandford Road, Hamworthy, Poole, BH15 4AT

**£345,000**

- Town House
- Built in 2015
- Well Presented
- Allocated Parking
- Downstairs Toilet
- Three Double Bedrooms
- Spacious Throughout
- Low Maintenance Garden
- Close to Favoured Amenities
- Two Bath/Shower Rooms



# 27 Blandford Road, Poole BH15 4AT

A spacious home arranged over three floors, offering versatile accommodation within easy reach of Poole's Historic Quayside. Allocated Parking to the rear.



3



2



1



B

Council Tax Band: D



### Blandford Road

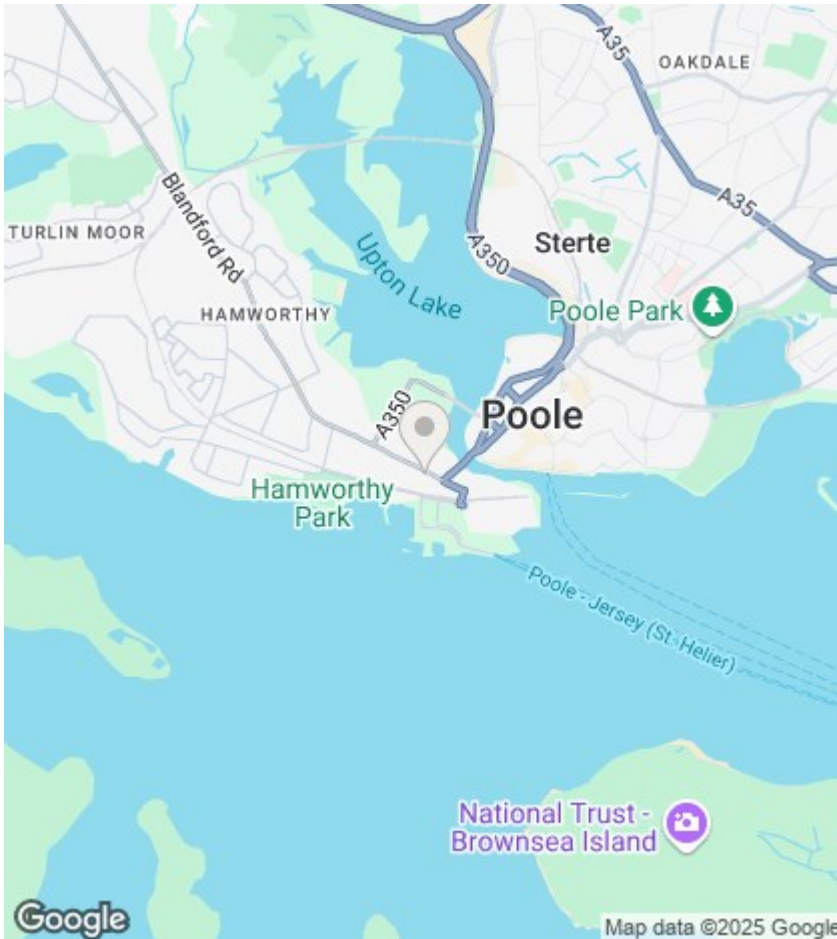
Built in 2015, this modern home combines well planned accommodation and a superb location! Briefly, the property comprises: three double bedrooms (two of which have fitted wardrobes, living room with access to the garden, separate kitchen, en-suite shower room, a downstairs toilet and a family bathroom.

Further benefits include a low maintenance rear garden, allocated parking, gas central heating and UPVC double glazing.

The property is ideally located toward the southern end of Hamworthy - the quayside, park & beach are all just a short walk away; ideal for those who wish to have further outdoor space, bars & restaurants on the doorstep.

In our opinion, internal viewing is a must in order to appreciate the space on offer. To arrange, or for any further information, please call our Upton office 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:

B

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

## Blandford Road, Hamworthy

