



86 Egmont Road, Hamworthy, Poole, BH16 5AP

Asking Price £335,000

- Three Bedrooms
- Spacious Throughout
- Off-Road Parking
- Updated Windows
- Direct Water Views
- Semi-Detached House
- Integral Garage
- Gas Central Heating
- Solar Panels
- Fantastic Opportunity!

86 Egmont Road, Poole BH16 5AP

One of the best views in Poole? A spacious semi-detached home benefitting from a westerly facing rear garden overlooking the back water of Lytchett Bay.



Council Tax Band: C



Egmont Road

Briefly, the property comprises: three bedrooms, lounge/dining room, kitchen, utility area, family bathroom and separate toilet.

Further benefits include an integral single garage, off-road parking for one car, gas central heating, updated double glazed windows and ownership of the solar panels.

It goes without saying that this property represents a particularly rare opportunity to acquire a home with direct water views! The garden is westerly facing, overlooks Holes/Lytchett Bay and has a personal gate providing direct access to it.

We are anticipating high levels of interest and internal viewing is encouraged at your earliest convenience. To arrange, or for more information, please call our Upton Branch.

Living Room

14'09" x 11'07" (4.50m x 3.53m)

Dining Room

9'03" x 8'06" (2.82m x 2.59m)

Kitchen

9'04" x 8'10" (2.84m x 2.69m)

Utility Area

7'08" x 5'08" (2.34m x 1.73m)

Bedroom One

12'10" x 9'10" (3.91m x 3.00m)

Bedroom Two

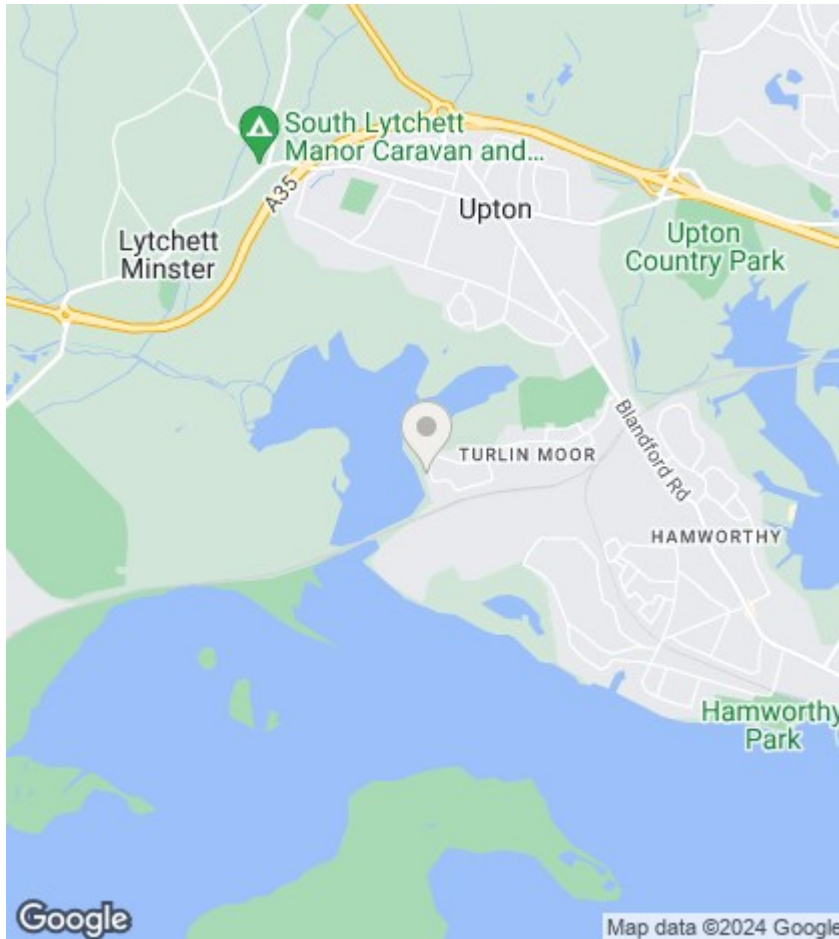
11'06" x 8'10" (3.51m x 2.69m)

Bedroom Three

9'07" x 7'07" max (2.92m x 2.31m max)

Bathroom

5'06" x 5'04" (1.68m x 1.63m)



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	



Ground Floor



First Floor