



35 Carisbrooke Crescent, Hamworthy, Poole, BH15 4LA

**Asking Price £299,950**

- End of Terrace House
- Driveway for Two
- Well Presented Throughout
- Popular Location
- UPVC Double Glazing
- Three Bedrooms
- Garage in a Block
- Pleasant Rear Garden
- Gas Central Heating
- Ideal FTB or BTL



# 35 Carisbrooke Crescent, Poole BH15 4LA

A good sized, end of terrace home situated within a popular area of Hamworthy. Positioned close to transport links, offering off-road parking for two cars and complemented by a lovely garden!



Council Tax Band: C



### Carisbrooke Crescent

The property briefly comprises: three bedrooms (one of which with fitted storage), a bright living/dining room, kitchen, conservatory and family bathroom.

Further benefits include a nice sized garden, off-road parking for two cars, single garage with personal door to the rear, gas central heating and UPVC double glazing.

In our opinion, this property would make an ideal first time purchase or buy to let investment. To arrange a viewing, or for more information, please call our Upton Branch at your earliest convenience!

### Lounge/Dining Room

25'03" x 11'06" (7.70m x 3.51m)

### Kitchen

8'10" x 8'02" (2.69m x 2.49m)

### Conservatory

8'02" x 6'07" (2.49m x 2.01m )

### Bedroom One

13'01" x 9'10" (3.99m x 3.00m )

### Bedroom Two

11'10" x 8'06" (3.61m x 2.59m )

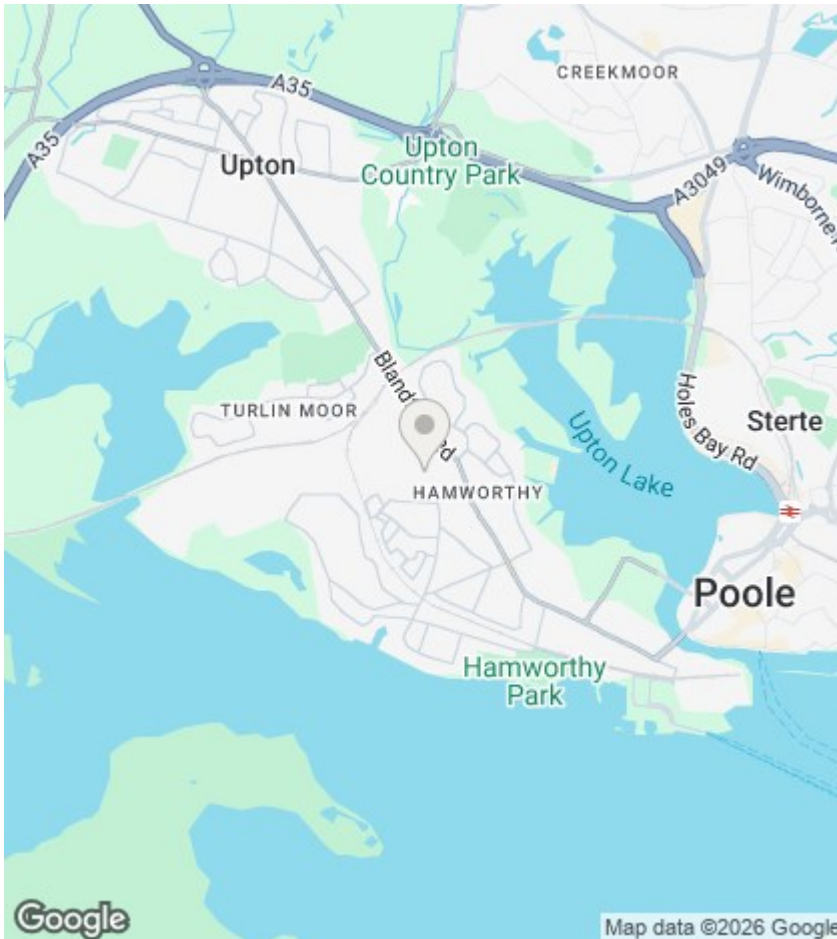
### Bedroom Three

7'10" x 7'05" (2.39m x 2.26m )

### Bathroom

6'01" x 5'11" (1.85m x 1.80m)





## 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.

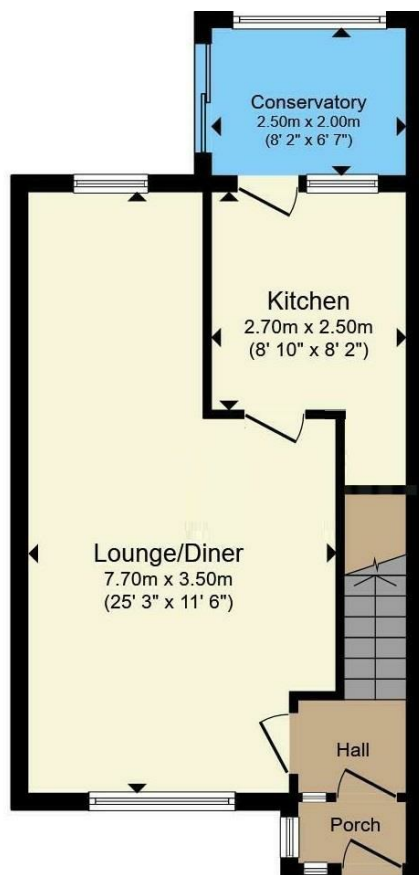
## Viewings

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

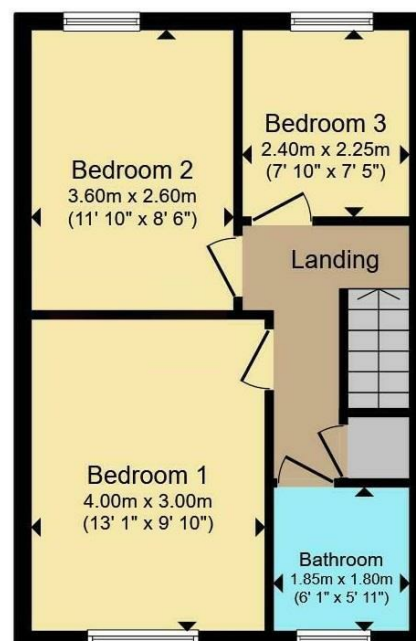
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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



**Ground Floor**



**First Floor**