

# GREYS

ESTATE AGENTS



457 Blandford Road, Hamworthy, Poole, BH15 4JN

**Asking Price £325,000**

- Detached Bungalow
- Modern Kitchen/Dining Room
- Off-Road Parking
- Gas Central Heating via Modern Boiler
- Huge Potential to Extend (STPP)
- Two Double Bedrooms
- Appox. 95ft Rear Garden
- Single Garage
- Close to Transport Links
- No Forward Chain

# 457 Blandford Road, Poole BH15 4JN

NO FORWARD CHAIN! A spacious detached bungalow, with a fantastic rear garden and huge potential to extend (STPP).



Council Tax Band: C

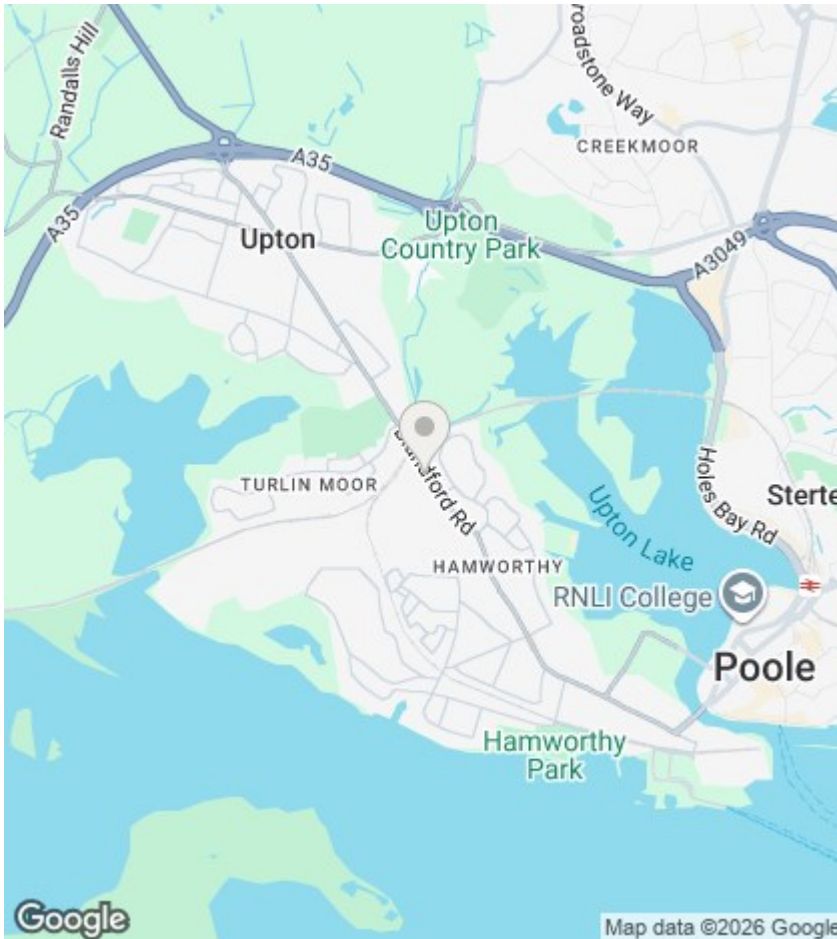


### Blandford Road

Whilst the current accommodation is well-proportioned, there is great potential to improve/extend - especially given that the living space faces toward the lovely rear garden. Briefly, it comprises: two double bedrooms, a modern kitchen/dining room, separate living room and a shower room.

The garden extends to approximately 95ft and is majority laid to lawn with a patio area abutting the rear of the bungalow. There's off-road parking for two vehicles along with a useful single garage. Further benefits include gas central heating via a modern boiler, UPVC double glazing and a spacious loft space.

With its position close to favoured local amenities and transport links, internal viewing is encouraged 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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Blandford Road, Hamworthy

