



56 Hoyal Road, Poole, BH15 4HZ

Asking Price £325,000

- Two Double Bedrooms
- Generous Plot
- Elevated Position
- Gas Central Heating
- Close to Park & Beaches
- Detached Bungalow
- Huge Potential
- Lovely Rear Garden
- Garage & Driveway
- No Forward Chain!

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No forward chain! We are delighted to offer for sale this clean and tidy detached bungalow with elevated plot, situated at the end of popular road. Close to Hamworthy Park & beaches.



Council Tax Band: B

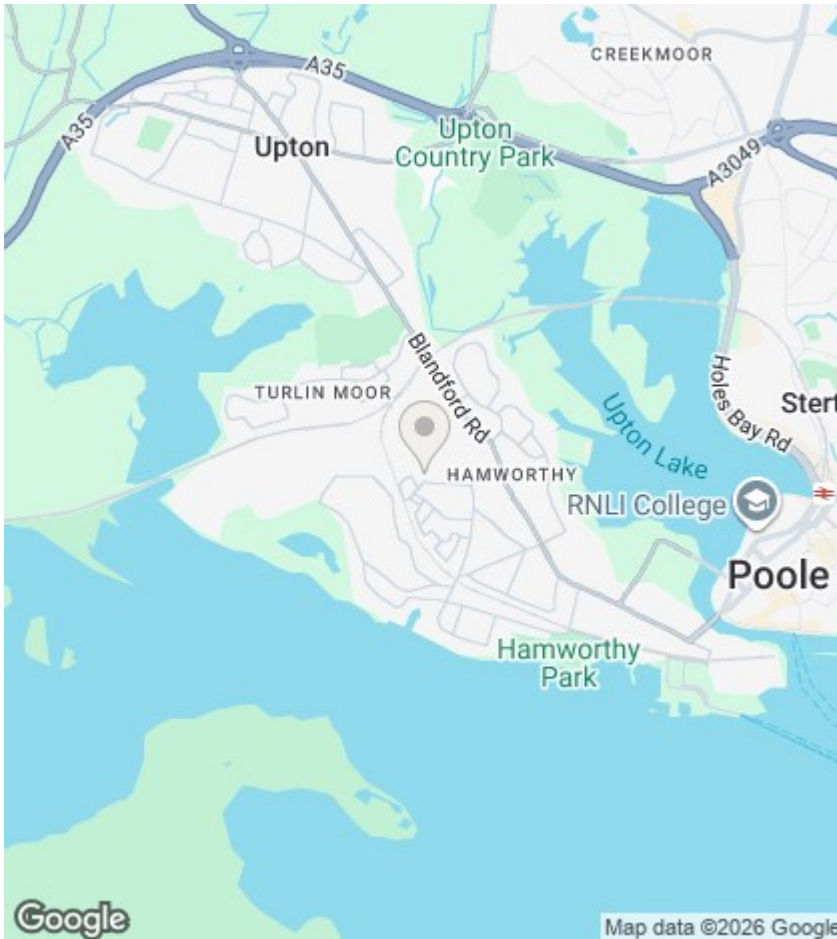


Hoyal Road

The accommodation briefly comprises; two double bedrooms, lounge, spacious kitchen/dining room with doors onto the rear garden and a bathroom currently a wet room with disabled access.

Further benefits include; gas central heating, double glazing, large driveway behind a gate, garage, lovely rear garden with elevated views over the local area.

With a popular position and enormous potential (subject to planning), we strongly recommend internal viewings at your earliest convenience. To arrange, or for more information, please contact 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

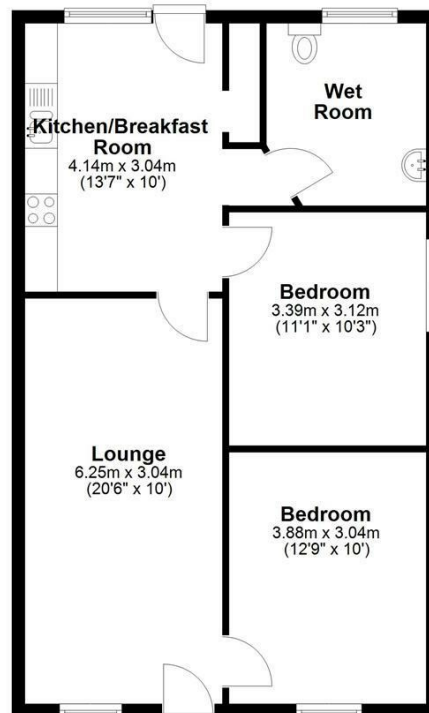
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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



Total area: approx. 64.5 sq. metres (694.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.