GREYS

ESTATE AGENTS









## 71 Falconer Drive, Hamworthy, Poole, BH15 4QQ

**Asking Price £365,000**

- Detached Bungalow
- Two Double Bedrooms
- Ample Off-Road Parking
- Wrap Around Gardens
- UPVC Double Glazing
- Renovated Throughout
- Double Garage
- Views Toward Holes Bay
- Gas Central Heating
- No Forward Chain

7 The Triangle, Upton, Poole, Dorset, BH16 5PG
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# 71 Falconer Drive, Poole BH15 4QQ

This renovated bungalow occupies a unique & secluded corner plot that offers direct access to the walks around Holes Bay via a footpath. Offered for sale with no onward chain.

2 1 1 C

Council Tax Band: C





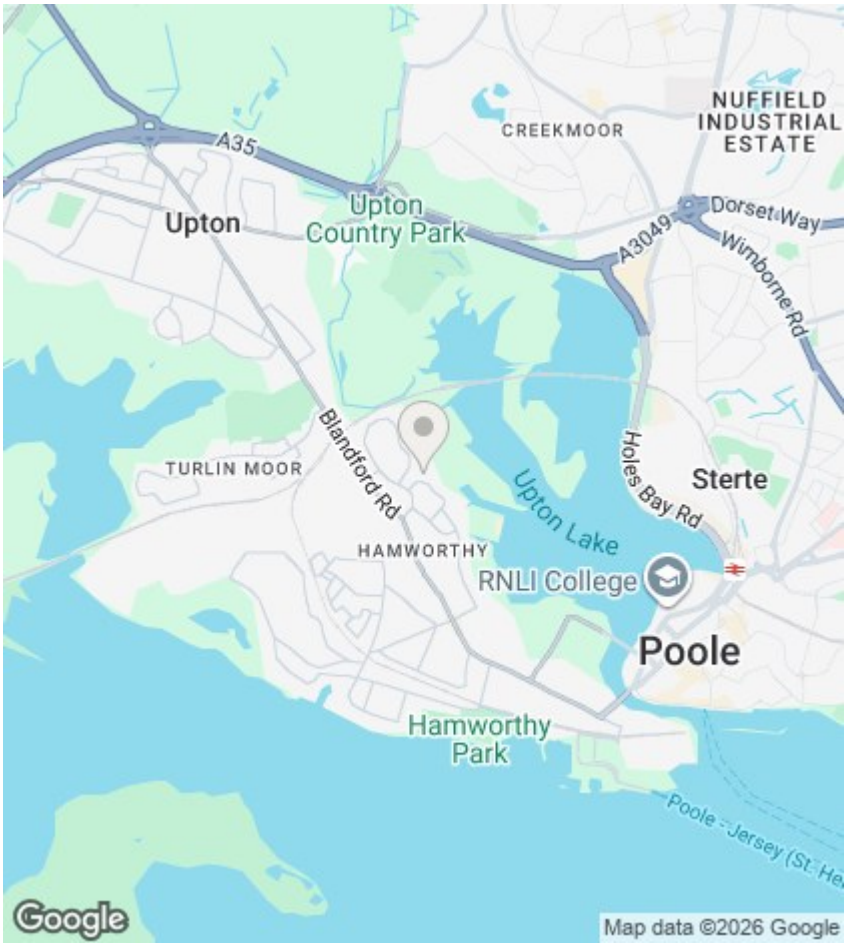


## Falconer Drive

As a result of some considerable attention from the current occupiers, this detached property offers immaculate accommodation throughout. Briefly, it comprises two double bedrooms, bright living room, modern kitchen with ample cupboard & worktop space, conservatory and a main bathroom.

The garden is unique in that it wraps round the whole of the property - it's laid to a mixture of hardstanding and lawned areas. To the front, views toward Holes Bay can be enjoyed from a further gravelled seating area. There's a useful summer house with light & power along with a sizeable double garage. Further benefits include ample off-road parking, gas central heating and UPVC double glazing.

With it's position close to the walks around Holes Bay, we anticipate high levels of interest and encourage internal viewing at your earliest convenience. To arrange, or for more information, please contact our Upton Branch.




## Agents Note

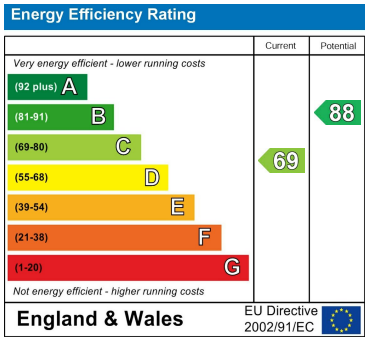
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.
No appliances have been tested so the agent cannot verify that they are in working order.
The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

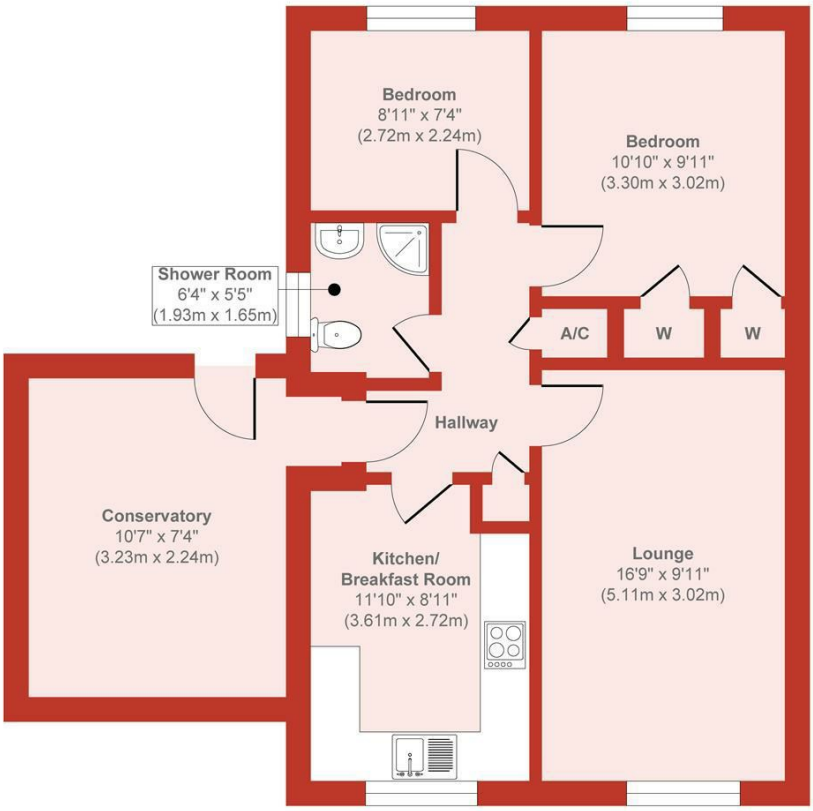
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

C




## Falconer Drive, Hamworthy




**Floor Plan**

**Approx. Gross Internal Floor Area 740 sq. ft / 68.74 sq. m**

Produced by Elements Property

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