



62 Junction Road, Hamworthy, Poole, Dorset, BH16 5DB

**Asking Price £235,000**

- Three Bedrooms
- In Need Of Modernisation
- Utility Room
- Good Size Garden
- Ideal First Time Buy
- Terraced House
- Downstairs Toilet
- Spacious Throughout
- Close To Transport Links
- No Forward Chain!

# 62 Junction Road, Poole BH16 5DB

NO FORWARD CHAIN. We are pleased to offer for sale this spacious, three bedroom terraced house in Hamworthy, near Poole.



Council Tax Band: B

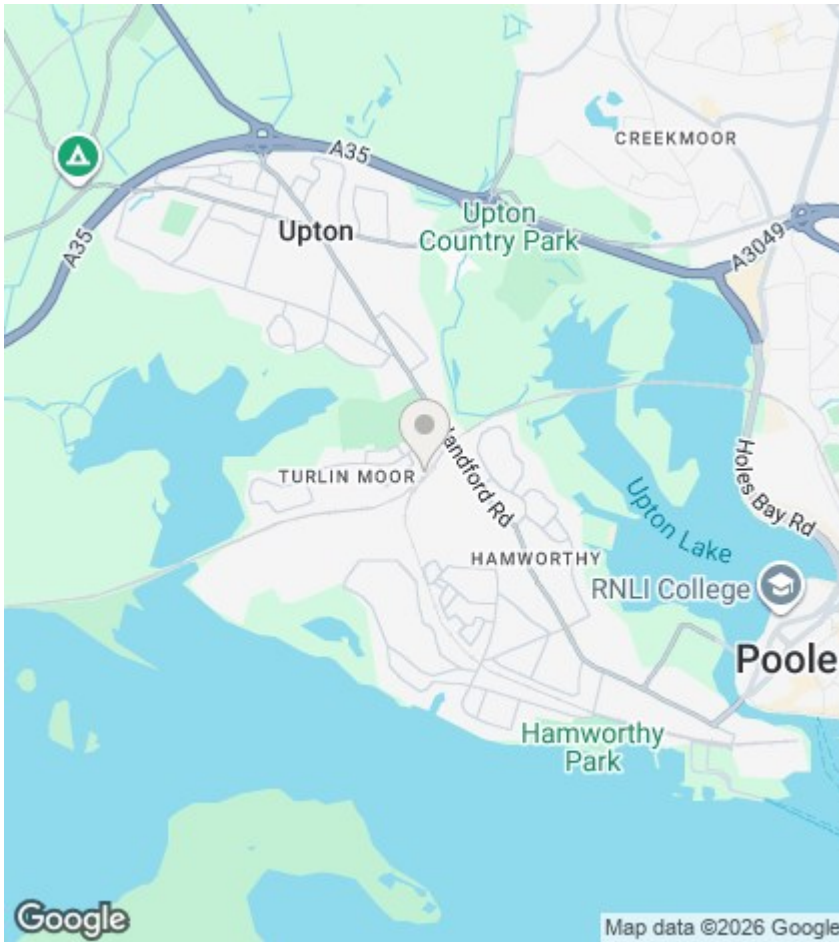


### Junction Road

In need of a certain degree of modernisation throughout, this sizeable terraced house has accommodation briefly comprising; three bedrooms, lounge/dining room, kitchen, utility room, downstairs toilet and family bathroom. Outside, the garden is a generous size.

Situated in Hamworthy, close to local amenities, bus routes and train station, we believe this property will make an ideal first time buy for those looking to put their own stamp on their first home. Equally, it could be good purchase for investors with demand for rented property at an all time high.

For more information, or to arrange a viewing, please contact our Upton branch at your earliest convenience.



## 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	

