



39 Dawkins Road, Hamworthy, Poole, BH15 4JW

Asking Price £179,950

- Ground Floor Garden Flat
- Share of Freehold
- Private Entrance
- Close to Train Links
- UPVC Double Glazing
- One Double Bedroom
- Remainder of 999 yr Lease
- Allocated Parking & Garage in a Block
- Gas Central Heating
- Low Ownership Charges

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SHARE OF FREEHOLD - This spacious ground floor garden flat offers a great opportunity as a first time purchase or buy to let investment, situated within easy reach of train links.



Council Tax Band: A



Dawkins Road

The accommodation comprises one double bedroom, lounge/dining room, modern kitchen and bathroom.

Further benefits include a good sized garden, garage in a block, allocated parking space, gas central heating and UPVC double glazing. Another huge plus is the 'share of freehold' tenure of this property; this is supplemented by low ownership charges and the remainder of a 999 year lease.

The location of this property means that frequent transport links, favoured local amenities and nature spots are all within easy reach. To arrange a viewing, or for more information, please call our Upton office at your earliest convenience.

Lounge/Dining Room

15'06" x 10'02" (4.72m x 3.10m)

Kitchen

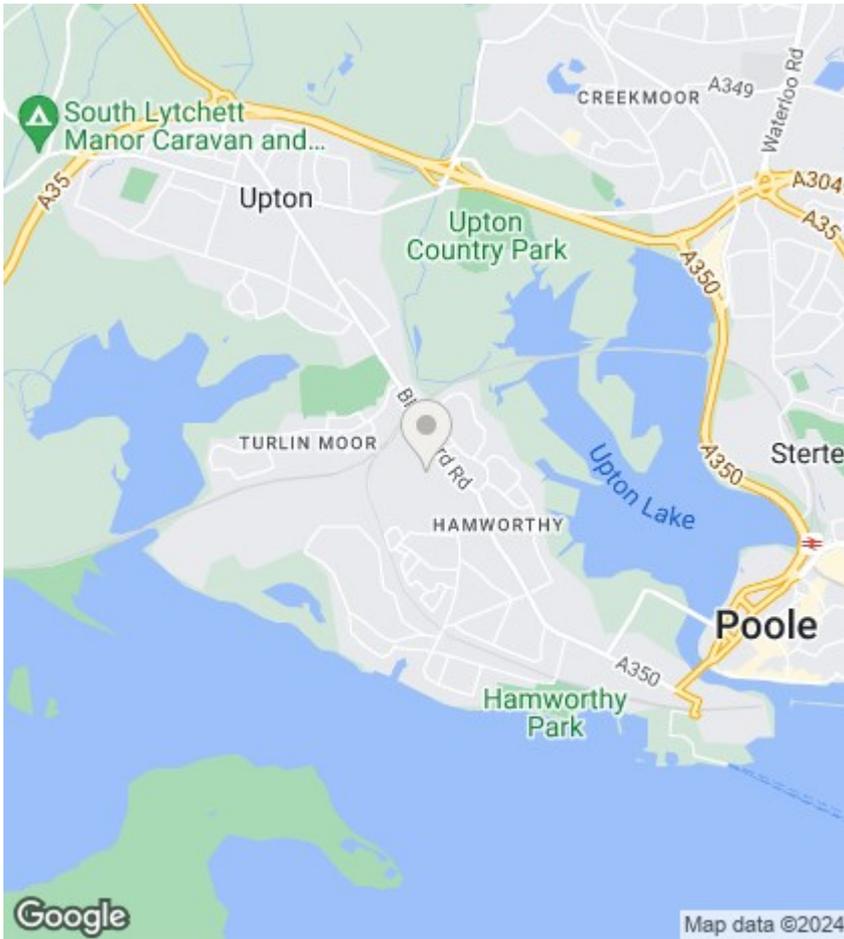
11'07" x 8'07" (3.53m x 2.62m)

Bedroom

11'11" x 9'05" (3.63m x 2.87m)

Bathroom

7'04" max x 5'09" (2.24m max x 1.75m)



Directions

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) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

