



21 Freshwater Drive, Hamworthy, Poole, BH15 4JE

**Asking Price £325,000**

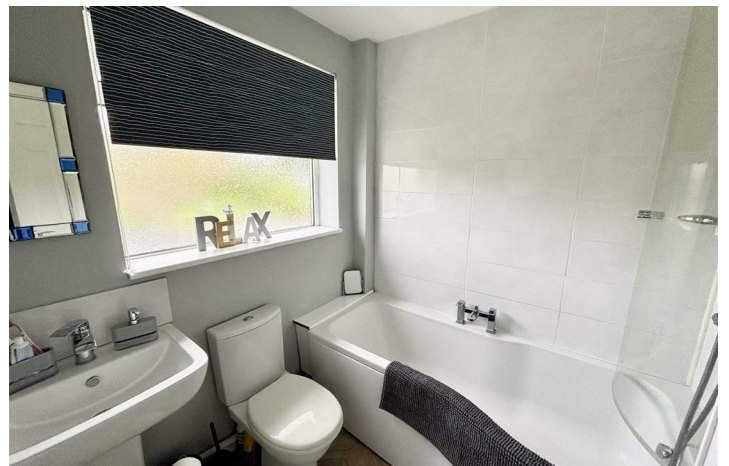
- Three Bedrooms
- Immaculately Presented
- Driveway & Garage
- Entrance Porch
- Updated Combi Boiler
- Semi-Detached House
- Good Sized Garden
- New Double Glazing
- Close to Local Amenities
- No Forward Chain

# 21 Freshwater Drive, Poole BH15 4JE

This semi-detached home is immaculately presented throughout and benefits from a tiered garden, new UPVC glazing and a garage. Offered for sale with no onward chain.



Council Tax Band: C



### Freshwater Drive

Having been very well maintained by the current owners, this property offers immaculate accommodation ready to be enjoyed by a prospective purchaser. Briefly, it comprises: three bedrooms, living room, kitchen/dining room, family bathroom and entrance porch.

The rear garden is a great size and is divided into tiers - all is enclosed by panel fencing and there is gated side access. Two major recent updates to the house include total replacement of the UPVC double glazing (three months old) and an updated combination boiler (two and a half years ago). Further benefits include off-road parking for three cars, detached garage and an open aspect to the front of the property.

Positioned within easy reach of favoured local amenities and transport links, we believe this property to make an ideal first time purchase or family home.

With our vendor offering no onward chain, we encourage internal viewing at your earliest convenience. To arrange, or for more information, please contact our Upton Branch.

### Kitchen/Dining Room

16'03" x 8'11" (4.95m x 2.72m )

### Lounge

15'00" x 12'11" (4.57m x 3.94m )

### Bedroom One

12'05" x 9'04" (3.78m x 2.84m )

### Bedroom Two

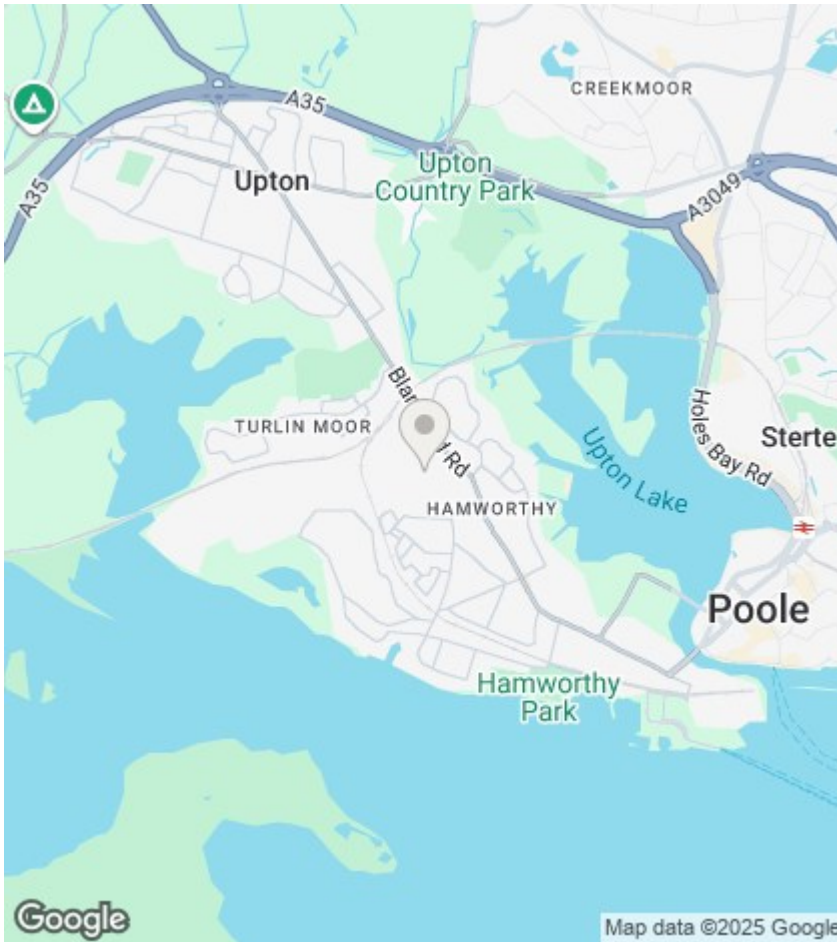
11'05" x 9'04" (3.48m x 2.84m)

### Bedroom Three

7'05" x 6'08" (2.26m x 2.03m )

### Bathroom

6'04" x 6'01" (1.93m x 1.85m)



## 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.

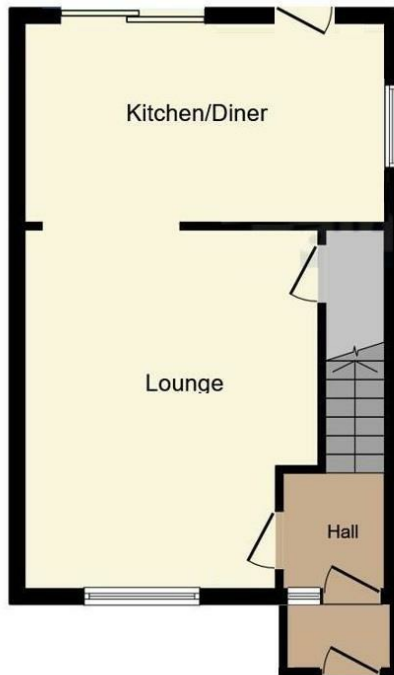
No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

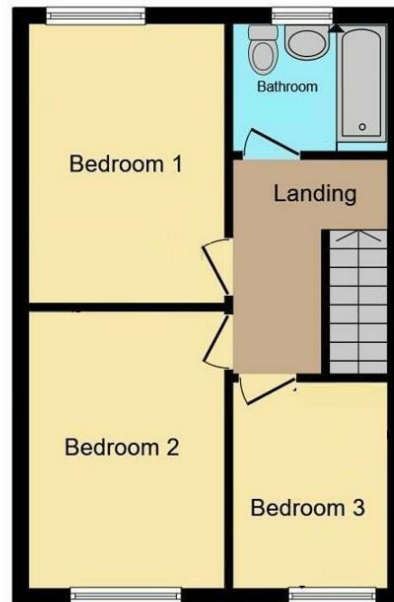
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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	



**Ground Floor**



**First Floor**