



58 Egmont Road, Poole, BH16 5AP

**Asking Price £264,950**

- Three Bedrooms
- Views Over The Harbour
- Front & Rear Gardens
- Modern Presentation
- Gas Central Heating
- Terraced House
- Utility Room
- Cul-de-sac Location
- Spacious Room Sizes
- No Forward Chain!



# 58 Egmont Road, Poole BH16 5AP

NO FORWARD CHAIN! We are delighted to offer for sale this well presented, terraced home with stunning views over the harbour.



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1



1



C

Council Tax Band: B



### Egmont Road

Situated in a quiet cul-de-sac with fantastic waterside views, this modern terraced home offers comfortable and practical living with three well proportioned bedrooms.

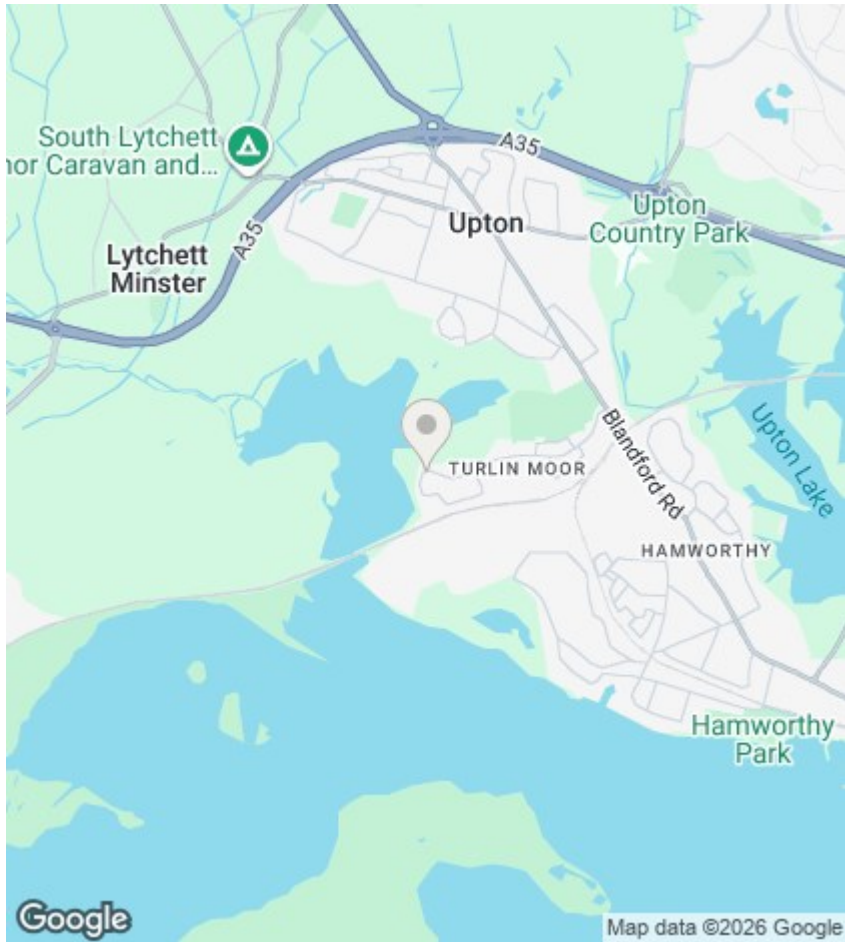
The ground floor comprises a spacious lounge/dining room with plenty of space for both relaxing and entertaining, a separate fitted kitchen and a useful utility room. Upstairs, the property offers three bedrooms and a modern family bathroom, with pleasant views towards Lytchett Bay from the upper floor.

The property further benefits from gas central heating, double glazing and leased solar panels helping towards lower electricity bills.

Outside, there are front and rear gardens along with convenient on-street parking. The property is ideally positioned just moments from Lytchett Bay and within walking distance of Lake Pier, Hamworthy Park and Hamworthy Beach, while Poole Quay is just over two miles away and offers a wide selection of shops, restaurants and cafés. Upton Country Park, with its extensive grounds, gardens and shoreline, is also close by, and Hamworthy train station is a short five-minute walk away, providing direct mainline links to London Waterloo.

Offered for sale with no forward chain, we 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(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		
England & Wales	EU Directive 2002/91/EC	

