GREYS

ESTATE AGENTS

## 107 Egmont Road, Hamworthy, Poole, Dorset, BH16 5AN

# Asking Price £275,000

- Three Bedrooms
- Garage
- Fantastic Rear Garden
- Well Presented
- Double Glazing
- Semi Detached House
- Driveway
- Gas Central Heating
- Close To Shops & Buses
- Bi-Fold Doors To The Garden

7 The Triangle, Upton, Poole, Dorset, BH16 5PG
01202 622101

upton@greysestateagents.co.uk
www.greysestateagents.co.uk

# 107 Egmont Road, Poole BH16 5AN

We are delighted to offer for sale this well presented and spacious semi detached house with a fantastic rear garden, situated in Hamworthy.

3 1 1

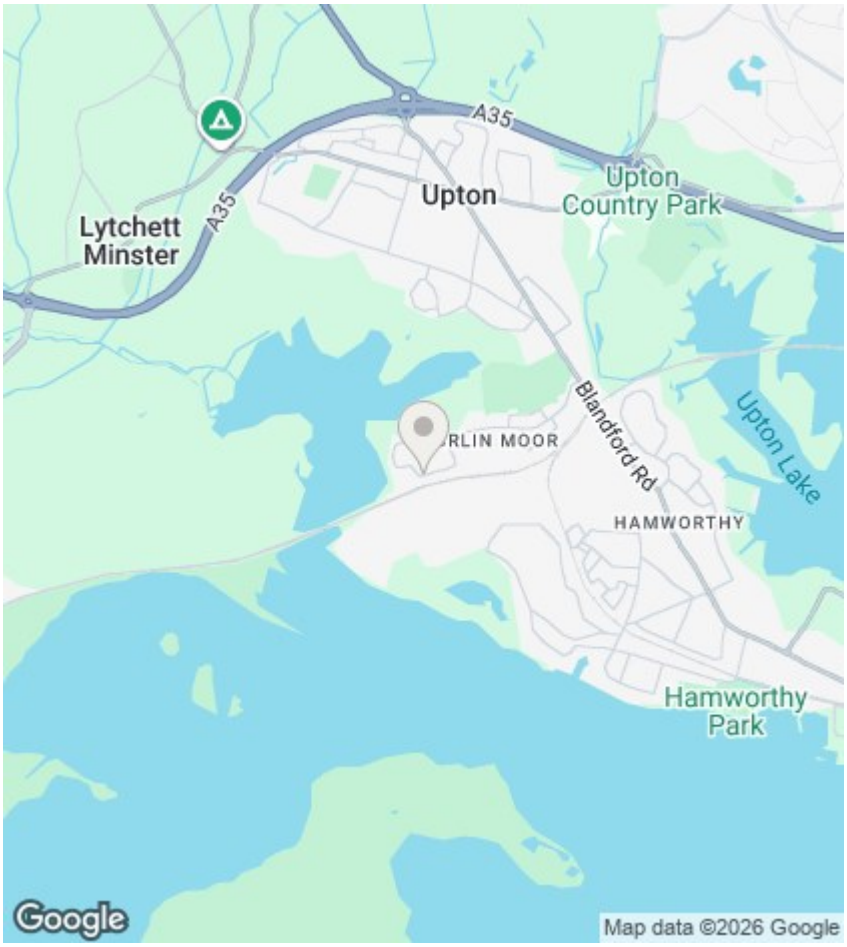
Council Tax Band: C

## Egmont Road

The property has generous and well kept accommodation briefly comprising; entrance hallway, lounge dining room with bi-fold doors to the rear garden, kitchen, three bedrooms, family bathroom and separate toilet.

Further benefits include gas central heating, double glazing, garage and driveway for two cars, front garden and a sizeable rear garden laid to lawn with large decking area and open cabin/gazebo ideal for entertaining and family life.

Situated in Hamworthy, close to shops, buses and local infants school, we believe this property will make an ideal first time buy or starter family home. To arrange a viewing, please contact our Upton office.



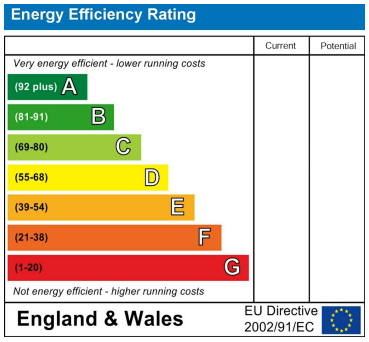

## Agents Note

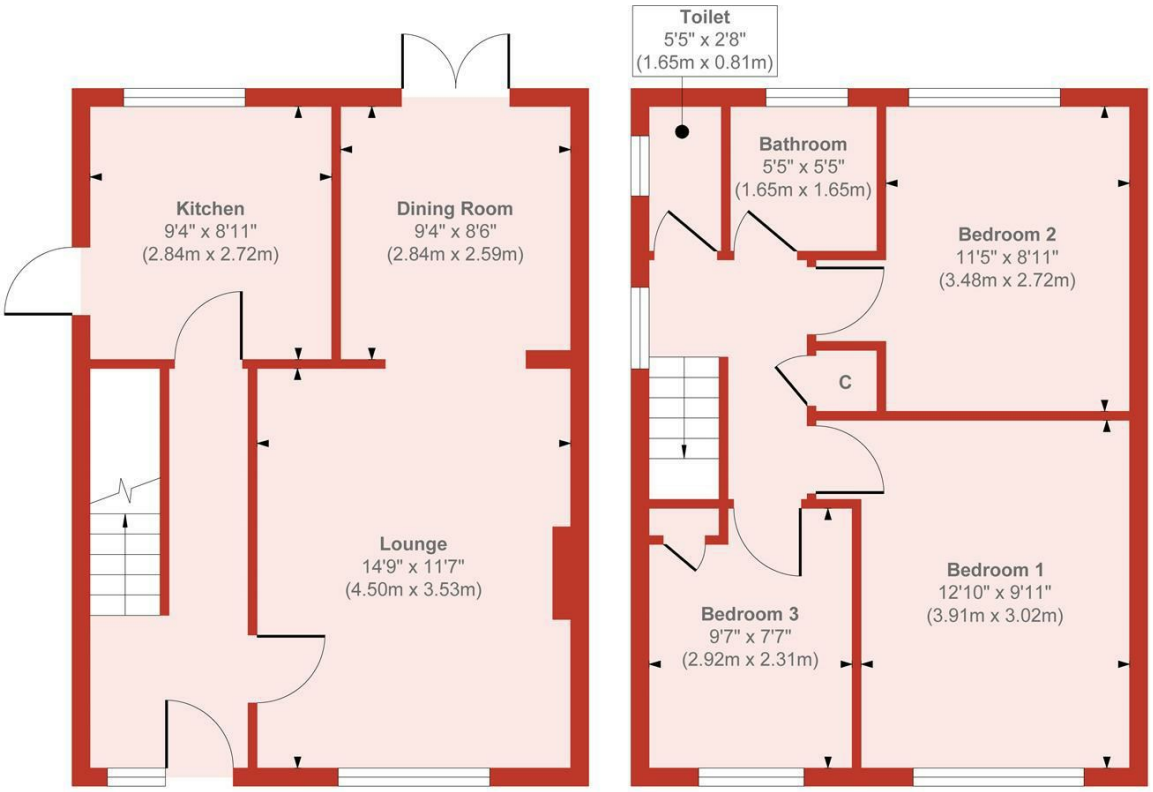
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has 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:




**Ground Floor**
**Approximate Floor Area**
**433 sq. ft**
**(40.22 sq. m)**

**First Floor**
**Approximate Floor Area**
**433 sq. ft**
**(40.22 sq. m)**

**Approx. Gross Internal Floor Area 866 sq. ft / 80.44 sq. m**

Produced by Elements Property

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