



# 1 Almer Road, Poole, Dorset. BH15 4JR

- 4 Bedrooms
- No Forward Chain
- Ample Off Road Parking
- Newly Decorated
- Mature Rear Garden
- Conservatory





## PROPERTY DESCRIPTION

Mursells Estate Agents are pleased to offer for sale this delightful detached chalet bungalow. The property has been newly decorated throughout with new carpets laid. Situated in a convenient and quiet location in Hamworthy, near Poole within easy walking distance of Hamworthy Train Station.

To the front of the property there is a large lawned area with driveway to the side providing ample off road parking for several vehicles leading to a garage, which would also be ideal as a workshop.

Entering through the attractive porch area into the hallway doors lead to the two double bedrooms to the front of the property. To the right of the hallway is the spacious living/dining room, which leads into the conservatory providing a great space to relax and enjoy the view over the rear garden.

The kitchen is fitted with a wide range of modern shaker style wall and floor units with built in oven and hob and spaces for appliances. There's even space for a small dining table and chairs to enjoy your morning cuppa.

Completing the accommodation downstairs is the modern shower room fitted with a white suite comprising w.c., wash hand basing and large shower cubicle.

Upstairs are two further bedrooms, together with useful eaves storage area.

The beautiful rear garden is wonderfully secluded by fencing together with mature trees and shrubs. There is a large lawned area with patio area to immediate rear of the property.

This charming property is neutrally redecorated throughout and offered with No Forward Chain and would make a lovely family home. Book your appointment to view today by contacting Mursells Estate Agents.

EPC: D

Council Tax Band: D



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Total Area: 100.0m<sup>2</sup> ... 1076 ft<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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