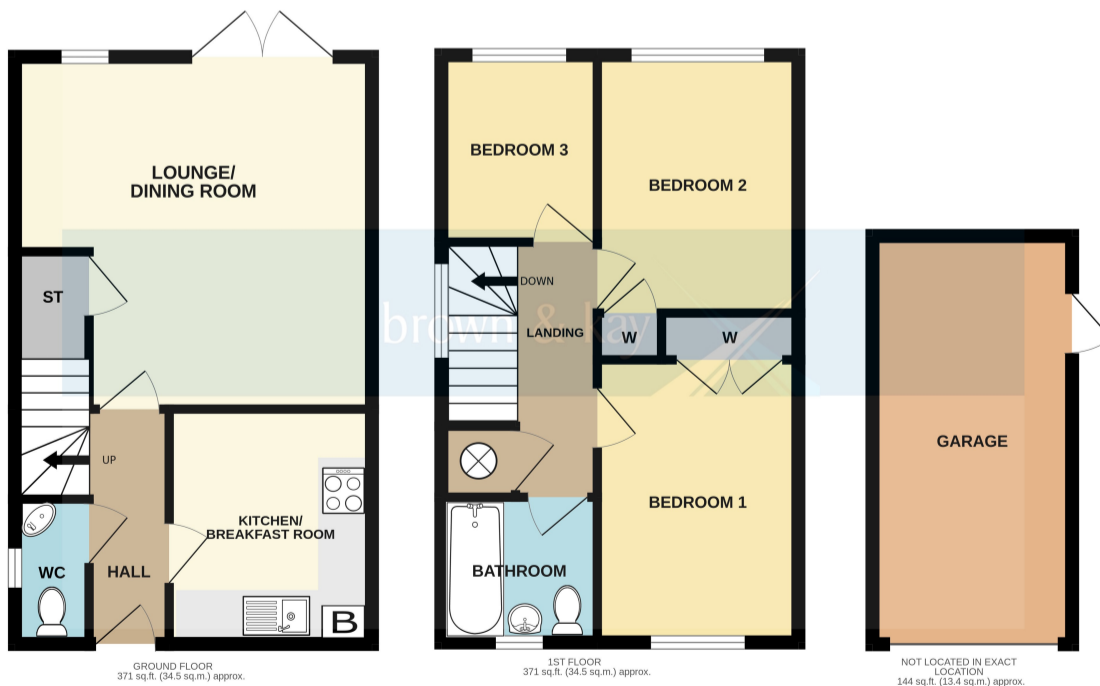




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



16 Benjamin Road, Poole, Dorset BH15 4QU

£329,950

The Property

Brown and Kay are pleased to market this well presented three bedroom semi detached home located on the popular Rowans development, yards from Hamworthy beach and access to Poole Harbour. The property is offered for sale with no forward chain and in brief comprises of ground floor cloakroom, a well fitted kitchen/breakfast room, a lounge with access to the rear garden, three bedrooms, bathroom, garage and rear garden which enjoys a south westerly aspect.

The property is situated on the sought after Rowans development, popular with families, being yards from Hamworthy Beach and close to Hamworthy Park. Poole town centre with its wide and varied range of shopping facilities is also a short driveway and also has the main bus depot and rail station. With leisure in mind, historic Poole Quay is close by with its impressive views towards Brownsea Island and many eateries and bars to enjoy, and the famous Sandbanks with its glorious beaches is also within close proximity.

ENTRANCE HALL

Double glazed door to entrance hall, radiator.

CLOAKROOM

Double glazed window to the side aspect, low level w.c. and wash hand basin.

KITCHEN/BREAKFAST ROOM

10' 4" x 8' 7" (3.15m x 2.62m) Double glazed window to the front aspect, range of wall and base units, work surface with inset electric hob, matching oven under, space for washing machine, space for fridge/freezer, sink drainer, wall units, wall mounted boiler, space for table and chairs, radiator.

LOUNGE

15' 3" x 14' 9" (4.65m x 4.50m) Sliding doors to the rear garden, double glazed rear window, two radiators, understairs cupboard.

FIRST FLOOR LANDING

Double glazed window to the side, cupboard housing tank, access to loft space.

BEDROOM ONE

11' 10" to wardrobe front x 8' 5" (3.61m x 2.57m) Double glazed front window, radiator.

BEDROOM TWO

11' 6" x 8' 5" (3.51m x 2.57m) Double glazed window to the rear, radiator, built-in wardrobe.

BEDROOM THREE

8' 0" x 6' 6" (2.44m x 1.98m) Double glazed window to the rear, radiator.

BATHROOM

6' 7" x 6' 1" (2.01m x 1.85m) Double glazed window to the front, suite comprising pedestal wash hand basin, low level w.c. and panelled bath with mixer tap and handheld shower. Tiled walls and radiator.

FRONT GARDEN

Shingled area and paved pathway.

DRIVEWAY & GARAGE

Driveway leads to the side providing parking, the garage has an up and over door with side door.

REAR GARDEN

Enjoying a South West aspect with large patio leading to shingled garden, ideal for low maintenance, fenced surround.

COUNCIL TAX - BAND D