



17 Lulworth Avenue, Poole, Dorset. BH15 4DQ

- Detached Bungalow
- Three Double Bedrooms
- Fantastic Redevelopment Opportunity
- Close to Hamworthy Park and Beach
- Large Front and Rear Gardens
- No Forward Chain



PROPERTY DESCRIPTION

Mursells Estate Agents are excited to offer for sale with No Forward Chain, this detached three bedroom bungalow situated on the desirable Lulworth Avenue in the sought after neighbourhood of Hamworthy, near Poole. This property presents a unique opportunity for those with a vision for transformation and modernisation.

While the property currently is in need of refurbishment throughout, its prime location and potential for redevelopment offer an unparalleled opportunity to create a contemporary haven in one of Poole's most coveted areas. With neighbouring properties undergoing successful conversions and boasting stunning modern designs, this property holds immense promise for those looking to embark on a new development project.

The accommodation currently comprises three double bedrooms, living room to front with bay window, kitchen/breakfast room, conservatory and bathroom.

Outside, there is a large front garden providing ample off road parking and a driveway to the side leads to a double length garage. A good size garden to the rear is mainly laid to lawn.

Located just a stone's throw away from Hamworthy beach and park, whether you're an established developer looking to capitalise on the area's growing appeal or a homeowner eager to create your dream residence, this property on Lulworth Avenue presents a rare opportunity to unlock its full potential and join the ranks of modern luxury living close to the sea.

Book your appointment to view today by contacting Mursells Estate Agents.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Total Area: 92.0 m² ... 991 ft² (excluding garage)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Mursells Estate Agents
8a, High Street, Lychett Matravers, BH16 6BQ
01202 018811
info@mursells.co.uk