

Upwey Avenue, Hamworthy, Poole,
Dorset, BH15 4HU



HEARNES

WHERE SERVICE COUNTS

Upwey Avenue, Hamworthy, Dorset, BH15 4HU

FREEHOLD PRICE £415,000

An attractive 3 bedroom detached bungalow, offering huge potential and set a generous plot with excellent storage to include 2 garages, 2 workshops and a utility room. Positioned at the end of a quiet cul de sac, the bungalow offers off road parking for up to 10 cars and has a rear garden measuring approximately 70' in width x 45'. Internally the property is neat and clean with accommodation to include a double reception room, divided into a sitting and dining areas, kitchen/breakfast room, shower room, with separate w.c and a large fully boarded loft with pull down ladder. The property is vacant and sold with no forward chain.

- Rather unique detached 3 bedroom bungalow set at the end of a quiet cul de sac
- The plot is split level offering a generous lower floor area, currently with 2 single garages, 2 workshops and utility room
- Huge potential for updating and personalising, or converting the loft, or lower floor area into further accommodation (subject to planning)
- Spacious lounge/dining room
- Kitchen/breakfast room fitted in a range of units with work tops over and integrated double oven, electric hob and extractor
- Shower room with separate wc
- Fully boarded loft with pull down ladder offering potential for a loft conversion
- Ideal for anyone wanting to work from home or needing storage facilities
- Large garden measuring approximately 70' in width x 45' length
- Both garages with electric remote control entry
- Utility room with butler sink and space and plumbing for washing machine and tumble dryer
- Parking for up to 10 cars
- Double glazed
- Electric storage heaters, with gas supplied to the property
- Vacant and sold with no forward chain

Upwey Avenue is a quiet cul de sac, set off Lake Road in Hamworthy and mainly comprises properties of a similar size and stature creating a tranquil ambience. It is approximately 1.5 miles to Poole Town Centre and set within half a mile of the free slipway at Hamworthy along with Hamworthy Park, beach, Lake Pier and Lake Yard.

COUNCIL TAX BAND: E

EPC RATE: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1682 sq.ft. (156.3 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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LOWER
GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.

GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.





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