



15 Samson Road, Hamworthy, Poole, Dorset BH15 4NL

£335,000 Freehold

**** NO FORWARD CHAIN **** A three double bedroom detached bungalow ideally situated in this quiet residential road in Hamworthy within close proximity of Hamworthy Beach, Ham Common and the popular Hamworthy Park. Local shops, amenities and bus routes are also close by. This project is in need of cosmetic updating and internal viewing is highly advised to appreciate its full potential. The accommodation on offer comprises: lounge/diner, kitchen, conservatory, bathroom and separate cloakroom. Externally there is a good sized garden with sun patio and lawned area. To the front the driveway provides ample of road parking which in turn leads to a detached garage. Further features of this DIY delight include: HARBOUR GLIMPSES, feature fireplace to lounge, storage cupboard, gas central heating and UPVC double glazing. Nearby schools - Twin Sails Infant School & Nursery, Hamworthy Park Junior School and Poole High School.

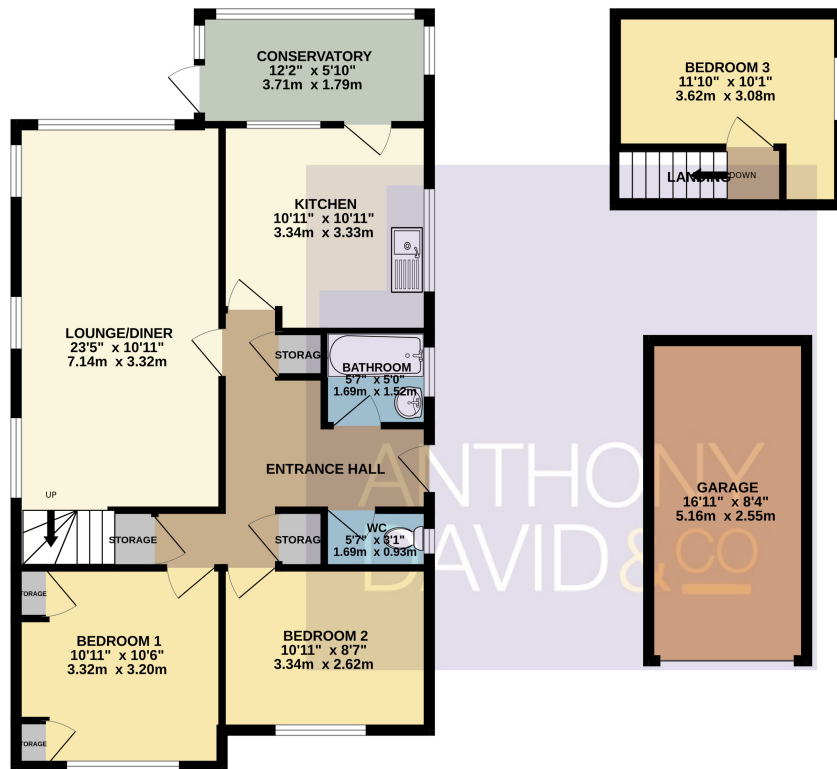
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**ANTHONY
DAVID & CO**

GROUND FLOOR
792 sq.ft. (73.5 sq.m.) approx.

1ST FLOOR
120 sq.ft. (11.1 sq.m.) approx.

GARAGE
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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Entrance Hall Doors to

Lounge/Diner 23' 5" x 10' 11" (7.14m x 3.33m)

Kitchen 10' 11" x 10' 11" (3.33m x 3.33m)

Conservatory 12' 2" x 5' 10" (3.71m x 1.78m)

Bedroom One 10' 11" x 10' 6" (3.33m x 3.20m)

Bedroom Two 10' 11" x 8' 7" (3.33m x 2.62m)

Separate Cloakroom 5' 7" x 3' 1" (1.70m x 0.94m)

Bathroom 5' 7" x 5' 0" (1.70m x 1.52m)

Landing Door to

Bedroom Three 11' 10" x 10' 1" (3.61m x 3.07m)

Garage 16' 11" x 8' 4" (5.16m x 2.54m)

Garden South facing

Driveway Ample of road parking

Council Tax Band C



Property Misdescriptions Act 1991
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.