



89 Inglesham Way, Hamworthy, Poole, Dorset BH15 4PP

£269,500 Freehold

**** NO FORWARD CHAIN **** This two double bedroom end of terrace house is ideally situated in this cul-de-sac location in Hamworthy within close proximity of amenities and Holes Bay Nature Reserve. Hamworthy beach, local shops and park are also a short distance away. The property presents an ideal project and internal viewing is highly advised to appreciate its character and full potential. The accommodation on offer comprises: lounge/diner, kitchen, conservatory and shower room. Externally the property boasts a low maintenance garden with lawned area and paving. To the front there is off road parking. Further features of this ideal first time buy/investment purchase include: 18' garage with power and light, feature fireplace to lounge, storage cupboard, fitted wardrobes to both bedrooms, gas central heating and UPVC double glazing. Nearby Schools - Twin Sails Infants, Hamworthy Juniors, Upton Infants and Juniors.

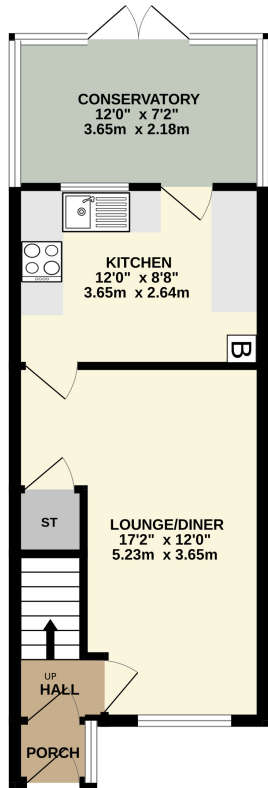
info@anthonydavid.co.uk

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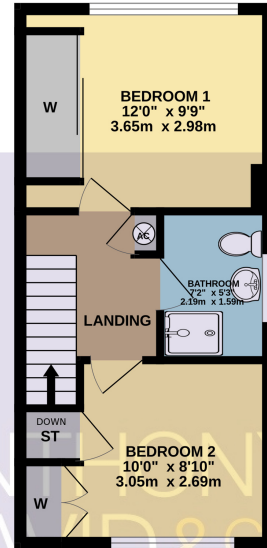
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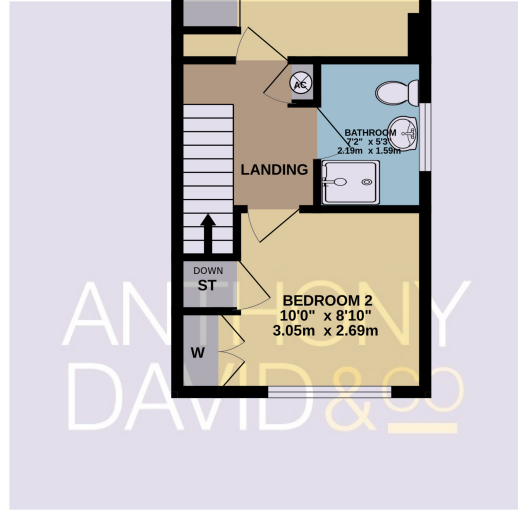
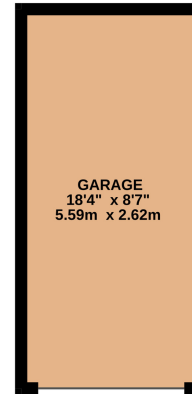
GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



GARAGE
157 sq.ft. (14.6 sq.m.) approx.



Entrance Hall Door to

Lounge/Diner 17' 2" x 12' 0" (5.23m x 3.66m)

Kitchen 12' 0" x 8' 8" (3.66m x 2.64m)

Conservatory 12' 0" x 7' 2" (3.66m x 2.18m)

Landing Doors to

Bedroom One 12' 0" x 9' 9" (3.66m x 2.97m)

Bedroom Two 10' 0" x 8' 10" (3.05m x 2.69m)

Shower Room 7' 2" x 5' 3" (2.18m x 1.60m)

Garage 18' 4" x 8' 7" (5.59m x 2.62m)

Garden Low maintenance

Garage In block

Parking Off road

Council Tax Band B

TOTAL FLOOR AREA : 870 sq.ft. (80.9 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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