



**Lake Road, Hamworthy, Poole,  
Dorset, BH15 4LE**



# Lake Road, Hamworthy, Poole, Dorset, BH15 4LE

## FREEHOLD GUIDE PRICE £350,000

A fabulous opportunity to modernise and personalise this 4 bedroom detached chalet bungalow with a private garden, excellent off road parking and within half a mile of the slipway at Hamworthy. The property offers enormous potential with good sized rooms, to include 3 ground floor double bedrooms and a first floor double bedroom (with restricted headroom). The property could be extended, subject to planning, and is sold vacant, with no forward chain.



- Attractive 4 bedroom chalet bungalow
- Generous lounge with doors onto the rear
- Raised patio with steps down to a private, enclosed garden
- Huge opportunity for development/modernising
- Parking for 4/5 cars
- Detached garage
- Vacant and sold with no forward chain



Set within a mile of Lake Pier, Hamworthy Beach, park, cycle paths, slip way and Upton Country Park, the property enjoys nature on its doorstep! Local shops on the Blandford Road are close by. the Poole Town Centre is approximately 1.5 miles walk through the parkland by the sea and a similar distance by car. Poole offers an extensive array of shops and restaurants with the Quay and Harbourside.

COUNCIL TAX BAND: D EPC RATING: E

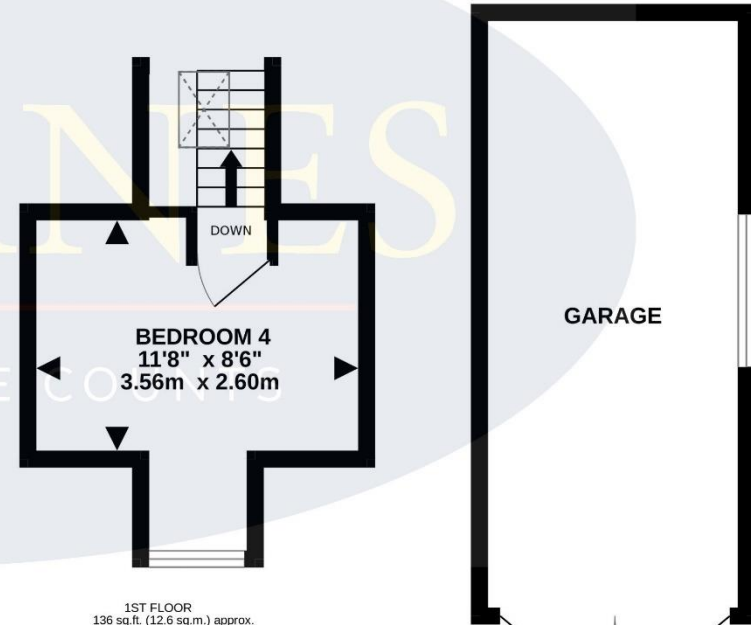
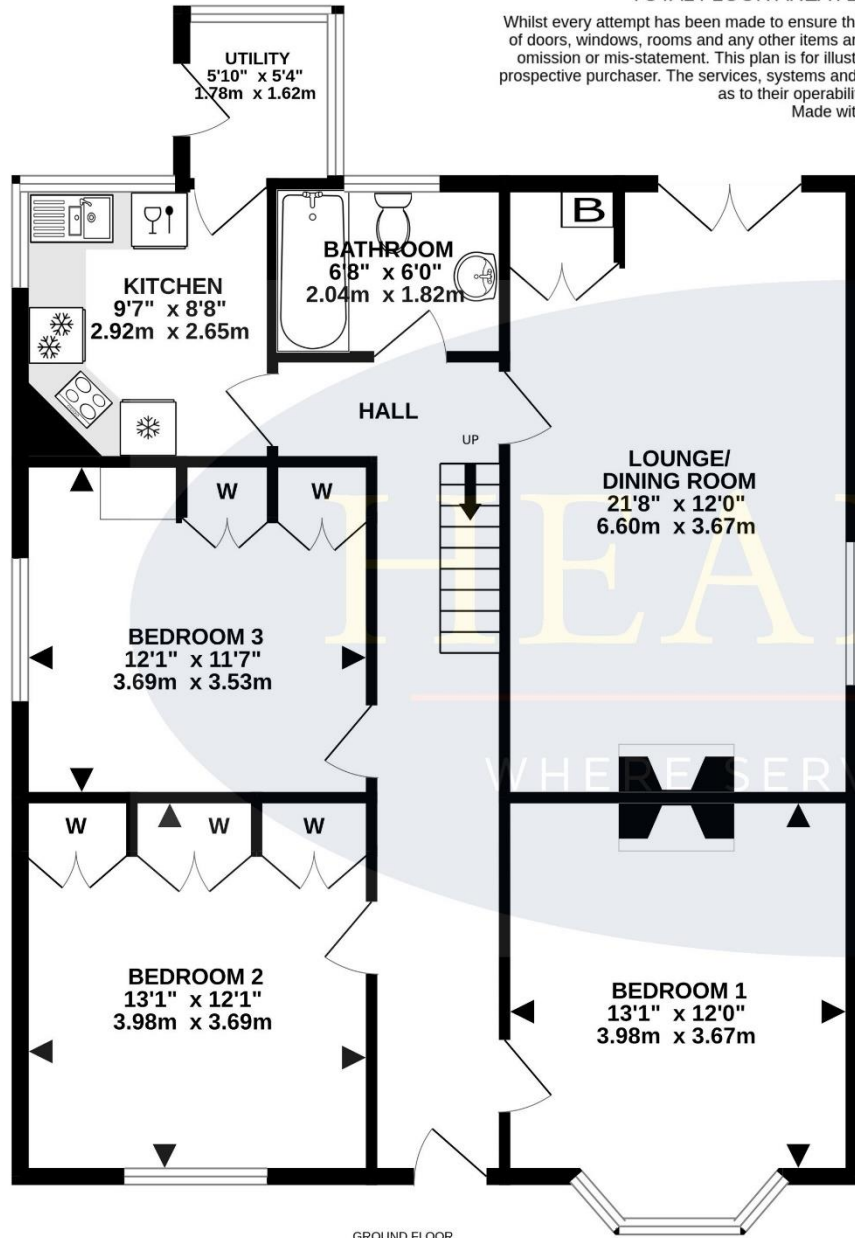


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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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NOT LOCATED IN EXACT  
POSITION  
192 sq.ft. (17.8 sq.m.) approx.



