



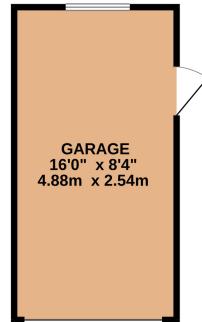
61 Harkwood Drive, Hamworthy, Poole, Dorset BH15 4PD

£349,950 Freehold

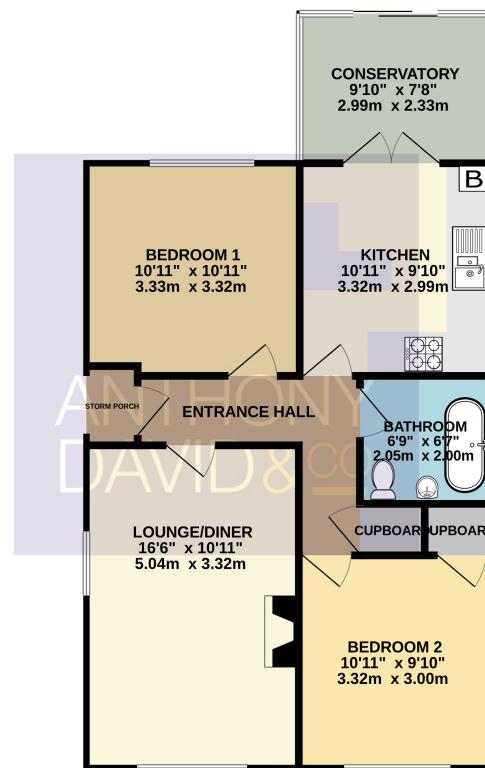
**\*\* NO FORWARD CHAIN \*\*** A neat and tidy two double bedroom detached bungalow being set in this superb location backing onto Holes Bay in Hamworthy within close proximity of Cobbs Quay Marina. The popular Hamworthy beach and park are also a short distance away. This delightful home offers good sized living space must be viewed to appreciate not only its fantastic harbour side location but also the accommodation on offer, which comprises: lounge/diner, fitted kitchen, conservatory and tiled bathroom. Externally there is a low maintenance garden with lawned area patio and further sun patio. To the front the driveway provides off road tandem parking which in turn leads to a detached garage with power. Further features of this charming property include, wood burner to lounge/diner, breakfast bar to kitchen, centre tap bath, gas central heating and UPVC double glazing. Nearby Schools - Twin Sails Infants, Hamworthy Juniors, Upton Infants and Juniors.

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ANTHONY  
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GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 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.  
Made with Metropix 62025

Entrance Hall Doors to

Lounge/Diner 5.02m x 3.32m (16' 6" x 10' 11")

Kitchen 3.32m x 2.99m (10' 11" x 9' 10")

Conservatory 3.07m x 2.33m (10' 1" x 7' 8")

Bedroom One 3.33m x 3.32m (10' 11" x 10' 11")

Bedroom Two 2.32m x 2.99m (7' 7" x 9' 10")

Bathroom 2.05m x 2.00m (6' 9" x 6' 7")

Garage 4.88m x 2.54m (16' 0" x 8' 4")

Driveway Off road parking

Garden Enclosed

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			