



**Carters Avenue, Hamworthy, Poole,
Dorset, BH15 4JT**

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FREEHOLD GUIDE PRICE £300,000 - £315,000

A 3 double bedroom, end of terrace home with southerly facing garden and off road parking for 2 cars. This spacious and well presented property has been a fabulous home for the current owner who both loves the space in the home and the convenient location to the local area. The home has a modern kitchen with integrated appliances, generous lounge/dining room, ground floor cloakroom, modern first floor bathroom, fully boarded loft with pull down ladder and has double glazing and gas central heating. The property is sold vacant, with no forward chain.

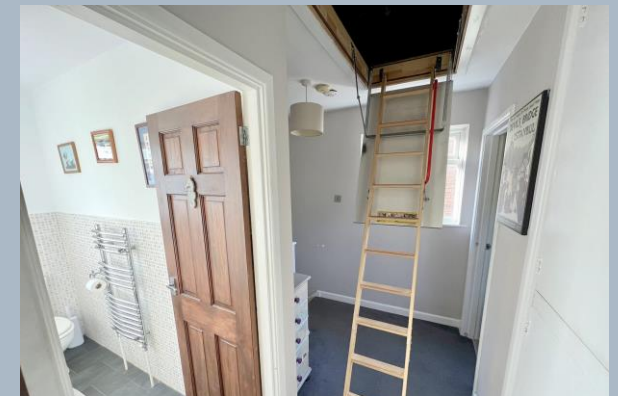
- Well presented 3 double bedroom end of terrace house
- Spacious accommodation with generous, dual aspect lounge/dining room
- Modern fitted kitchen in a range of high gloss dark grey units with wood work tops over. Fitted with Hoover oven, gas hob and extractor, Bosch dishwasher, space for fridge/freezer part tiled walls and a picture window and rear door leading out to the garden
- Ground floor cloakroom and understairs cupboard with space and plumbing for washing machine
- Bedroom one with good size area for hanging and shelving space
- Wood effect flooring throughout the house, for ease
- Modern bathroom with shower over the bath and part tiled walls
- Double glazing and gas central heating
- Boarded loft with pull down wooden ladder. Fabulous area for storage or potential loft conversion (subject to planning)
- Southerly facing garden which is fully enclosed and has an outside storage cupboard integrated into the house, area of lawn, patio and shed
- Off road parking for 2 cars side by side (kerb needs lowering)
- Vacant possession with no forward chain

Set on Carter's Avenue, the property is moments from Blandford Road which provides excellent access to local shops, train station, schools, and amenities along with areas of natural beauty to include Upton Country Park, Lytchett Bay, Hamworthy Beach and Ham Hill.

COUNCIL TAX BAND: C

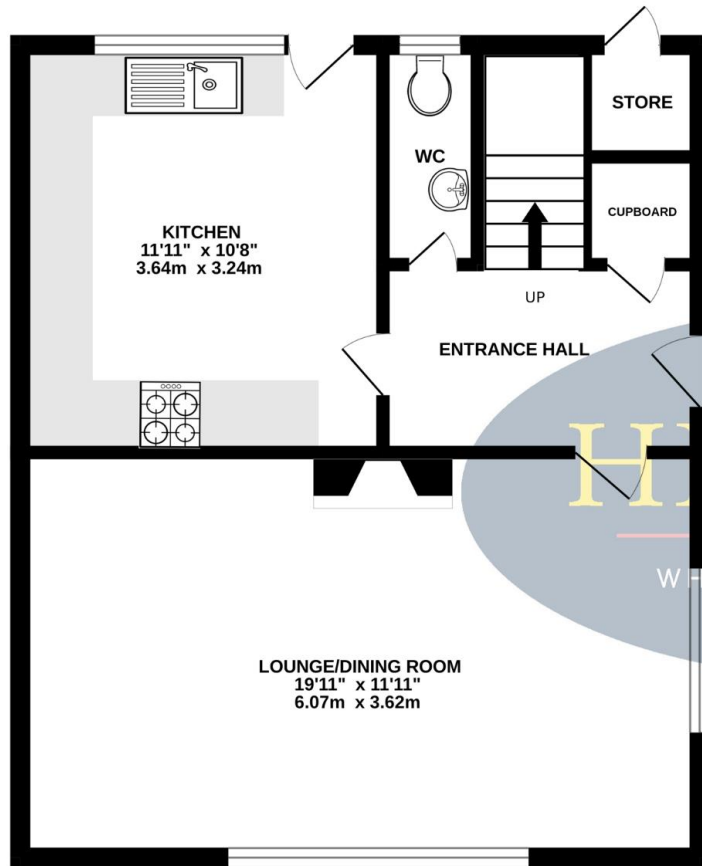
EPC RATE: D

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.

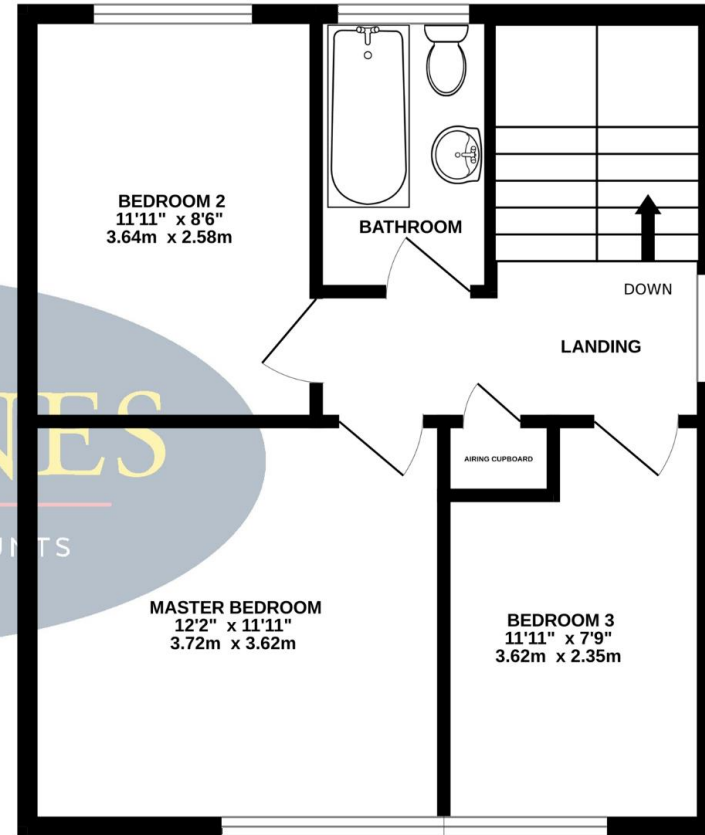




GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



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TOTAL FLOOR AREA : 943 sq.ft. (87.6 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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