



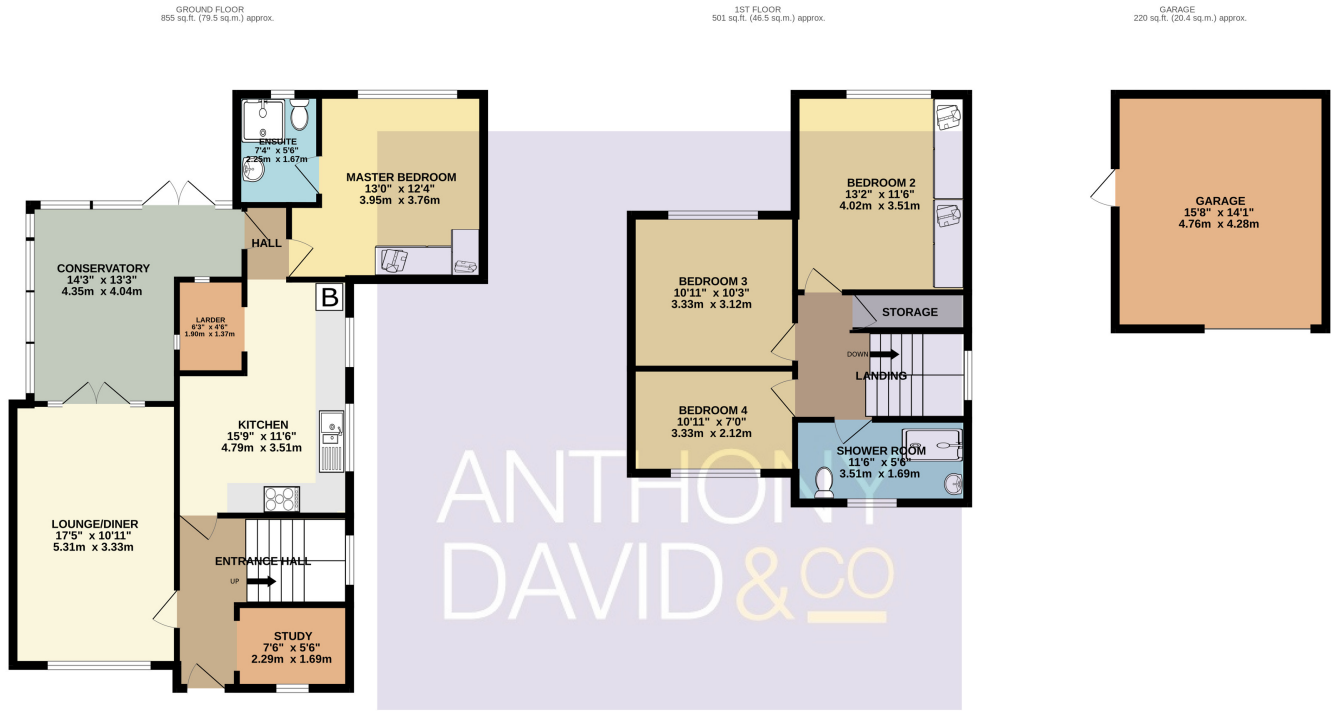
31 Hamilton Crescent, Poole, Dorset BH15 4ET

£375,000 Freehold

**** NO FORWARD CHAIN **** A four bedroom semi detached house situated in this residential road in Hamworthy within close proximity of local shops, amenities and bus routes. Hamworthy beach and park is also a short distance away. This ideal project is in need of total modernisation and viewing is essential to not only appreciate the possibilities for the property but also the circa 1300 sq ft of accommodation on offer, which comprises: lounge/diner, kitchen, conservatory, study, downstairs bedroom and en-suite shower and three further bedrooms and shower room upstairs. Externally the property boasts an extensive low maintenance Southerly aspect garden with shingled areas and a raised sun deck. To the front the brick paved driveway provides off road parking which in turn leads to a detached garage. Further features include: larder, feature fireplace to lounge/diner, fitted wardrobes to bedrooms one and two, gas central heating and UPVC double glazing. Nearby Schools - Twin Sails Infants, Hamworthy Juniors, Upton Infants and Juniors

info@anthonydavid.co.uk
www.anthonydavid.co.uk
 01202 677444

**ANTHONY
DAVID & CO**



ANTHONY
DAVID & CO

TOTAL FLOOR AREA : 1576 sq.ft. (146.4 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 ©2025



- Entrance Hall Doors to
- Lounge/Diner 17' 5" x 10' 11" (5.31m x 3.33m)
- Kitchen 15' 9" x 11' 6" (4.80m x 3.51m)
- Conservatory 14' 3" x 13' 3" (4.34m x 4.04m)
- Study 7' 6" x 5' 6" (2.29m x 1.68m)
- Master Bedroom 13' 0" x 12' 4" (3.96m x 3.76m)
- En-Suite Shower 7' 4" x 5' 6" (2.24m x 1.68m)
- Landing Doors to
- Bedroom Two 13' 2" x 11' 6" (4.01m x 3.51m)
- Bedroom Three 10' 11" x 10' 3" (3.33m x 3.12m)
- Bedroom Four 10' 11" x 7' 0" (3.33m x 2.13m)
- Shower Room 11' 6" x 5' 6" (3.51m x 1.68m)
- Garage 15' 8" x 14' 1" (4.78m x 4.29m)
- Garden Southerly aspect
- Driveway Off road parking
- Council Tax Band C

