

Link Homes

Arena Business Park

Holyrood Close

Poole

Dorset

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LINKHOMES
ESTATE AGENTS



Total Area: 119.2 m² ... 1283 ft²

All measurements are approximate and for display purposes only



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20 Carters Avenue, Poole, Dorset, BH15 4JU

Guide Price £300,000

**** PERFECT RENOVATION PROJECT **** Link Homes Estate Agents are pleased to present for sale this three bedroom semi-detached house in need of refurbishment. Offering almost 1,300 square feet of accommodation, this property offers a wealth of potential to create a stunning family home. Benefitting from an array of standout features including three good-sized bedrooms, an open plan living room/diner with direct access onto the rear garden, a separate kitchen with a pantry, a downstairs cloakroom and a single garage. This is the perfect renovation project in a great location!

Hamworthy offers a range of attractions such as Lake Pier, Cobbs Quay Marina, Hamworthy Park, The Yachtsman pub, Hamworthy Football Club, Ham Common Viewpoint and Rockley Park. There are many other useful amenities such as Hamworthy train station that has a direct line to London Waterloo, shops, supermarkets such as Lidl, Costa coffee and the post office. Schools nearby include Twin Sails Infant School, Hamworthy Park Junior School, Bayside Academy and The Cornerstone Academy. Upton Country Park and Poole Quay are within close proximity, Bournemouth Town Centre and the award winning sandy beaches are only a short drive away.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hall

Ceiling light, smoke alarm, thermostat, double-glazed UPVC door to the front aspect, radiator, understairs storage, power points and carpeted flooring.

Living Room/Diner

Ceiling lights, double-glazed UPVC windows to the front aspect, double-glazed UPVC sliding doors to the rear aspect, radiator, power points, television points and carpeted flooring.

Kitchen

Ceiling light, double-glazed UPVC window to the side aspect, wall and base mounted units, space for a free-standing gas hob, space for a washing machine, space for a dishwasher, space for a longline fridge/freezer, tiled splashback, stainless steel sink with two drainers, power points, combi boiler, pantry, storage cupboard and tiled flooring.

Cloakroom

Ceiling light, double-glazed UPVC frosted window to the side aspect, partially-tiled, toilet, wall-mounted sink and tiled flooring. The consumer unit is located on the wall outside the cloakroom.

First Floor

Landing

Ceiling light, loft access, double-glazed UPVC windows to the front and side aspect, radiator, two storage cupboards, one with shelving, and carpeted flooring.

Bedroom One

Ceiling light, double-glazed UPVC window to the front aspect, radiator, power points, built-in wardrobe and carpeted flooring.



Bedroom Two

Ceiling light, double-glazed UPVC window to the rear aspect, radiator, power points, built-in wardrobe and carpeted flooring.

Bedroom Three

Ceiling light, double-glazed UPVC window to the rear aspect, radiator, power points and carpeted flooring.

Bathroom

Ceiling light, double-glazed UPVC frosted window to the side aspect, panelled bath with overhead shower, fully-tiled, pedestal sink, toilet, radiator, storage cabinet and lino flooring.

Outside

Garden

Partially laid to lawn, partial patio, brick-built outbuilding with window, surrounding wooden fences and surrounding shrubbery.

Driveway

Concrete driveway for multiple vehicles, partially laid to lawn, patio path and a single garage with an up and over door.

Useful Information

Agent's Notes

Tenure: Freehold

EPC: C

Council Tax Band: C - Approximately £1,909.11 per annum

Stamp Duty

First Time Buyer: £0

Moving Home: £2,500

Additional Property: £11,500