



8 Beckhampton Road, Hamworthy, Poole, Dorset BH15 4PH

£325,000 Freehold

A charming three bedroom semi detached house ideally situated in Hamworthy within close proximity of Cobbs Quay Marina whilst Hamworthy beach and park are also a short distance away. The property would benefit from some cosmetic updating and must be viewed to appreciate it's character and full potential. The accommodation on offer comprises: 23' lounge, dining room, kitchen/breakfast room and modern shower room. Externally the property boasts a beautifully maintained South Westerly aspect garden with lawned area and sun patio. To the front the driveway provides off road parking which in turn leads to a garage, workshop and cloakroom. Further features of this ideal starter home include: feature fireplace to lounge, greenhouse, gas central heating and UPVC double glazing. Nearby Schools - Twin Sails Infants, Hamworthy Juniors, Upton Infants and Juniors

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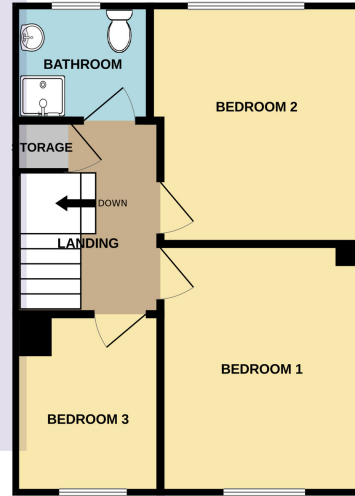
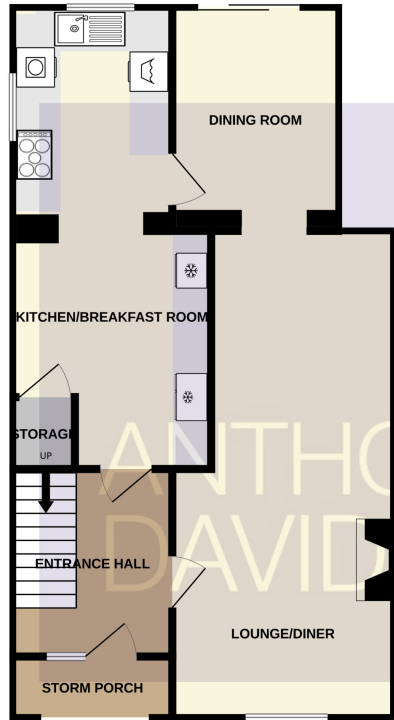
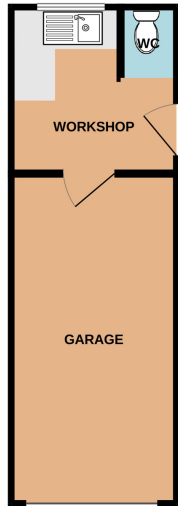
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GARAGE
194 sq.ft. (18.0 sq.m.) approx.

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



Entrance Hall 9' 11" x 5' 11" (3.02m x 1.80m)

Lounge 23' 8" x 10' 9" (7.21m x 3.28m)

Dining Room 10' 9" x 8' 1" (3.28m x 2.46m)

Kitchen/Breakfast Room 23' 2" x 7' 8" (7.06m x 2.34m)

Landing 8' 10" x 6' 11" (2.69m x 2.11m)

Bedroom One 12' 1" x 9' 10" (3.68m x 3.00m)

Bedroom Two 11' 5" x 10' 4" (3.48m x 3.15m)

Bedroom Three 8' 8" x 6' 11" (2.64m x 2.11m)

Shower Room 6' 5" x 5' 5" (1.96m x 1.65m)

Garage 16' 0" x 8' 1" (4.88m x 2.46m)

Workshop 8' 1" x 8' 1" (2.46m x 2.46m)

Garden South Westerly aspect

Driveway Off road parking

Council Tax Band D

TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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