

**14 Burngate Road, Hamworthy,
Poole, Dorset, BH15 4HS**



HEARNES

WHERE SERVICE COUNTS

14 Burngate Road, Hamworthy, Poole, Dorset BH15 4HS

FREEHOLD PRICE £340,000

A 3 bedroom semi detached house offering a large lounge/dining room, separate kitchen, conservatory, private 60ft rear garden, garage and off road parking for 2 vehicles (with potential for more). The property is nestled near the end of a cul-de-sac and is located 0.4 miles away from Cobb's Quay Marina and just 0.6 miles from Hamworthy Park and Beach. The property requires light modernisation but has been cherished by the current owner for almost 10 years so has a very charming feeling throughout.

- A 3 bedroom semi detached home nestled in a quiet cul-de-sac
- Good sized lounge/dining room with door to the rear garden
- Separate kitchen to include cream gloss units with wood effect worktops above, free standing cooker and space for dishwasher, machine and fridge/freezer
- Bathroom to include bath with shower above, wash hand basin and wc
- Downstairs cloakroom
- Conservatory with doors leading to the rear garden and to the garage which has power, lighting and electric up and over door
- Super private and beautiful 60ft westerly facing rear garden showing off mature shrubs and plants with large patio area
- Gas central heating and double glazing throughout
- Can be offered with no forward chain!

Set within a mile of Lake Pier, Hamworthy Beach and Park, cycle paths, slip way and Upton Country Park, the property enjoys nature on its doorstep! Local shops on the Blandford Road are close by. Poole Town Centre is approximately 1.5 miles walk through the parkland by the sea and a similar distance by car. Poole offers an extensive array of shops and restaurants with the Quay and Harbourside.

COUNCIL TAX BAND: D

EPC RATE: C

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.



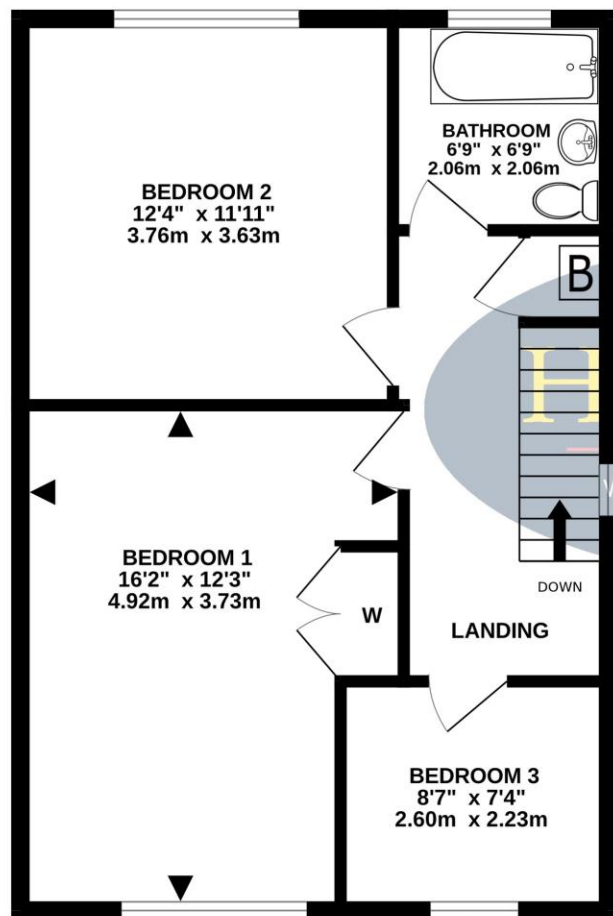




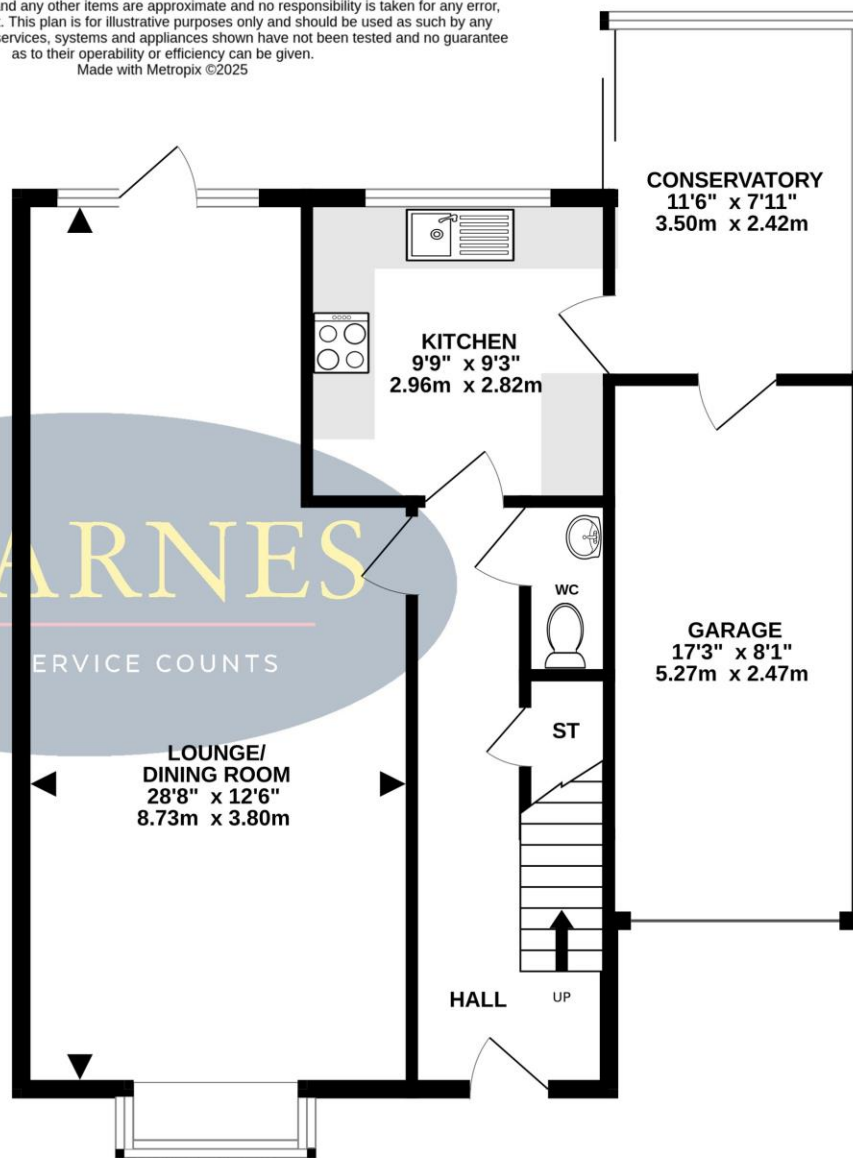
TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.

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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1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.





www.hearnes.com

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