



**HEARNES**

WHERE SERVICE COUNTS

**3 Inglesham Way, Hamworthy, Poole,  
Dorset, BH15 4PA**



# 3 Inglesham Way, Hamworthy, Poole, Dorset, BH15 4PA

## FREEHOLD GUIDE PRICE £300,000 - £310,000

A charming 3 bedroom semidetached home, benefitting from a sociable lounge/dining room with open fire, separate kitchen, newly tiled shower room, garage to the side of house, good sized front and rear garden and off road parking. The property has heaps of potential to re-modernise, but still currently has a very warm and homely feeling to it. The property has been loved and cherished by a family for the last 42 years, and must be viewed to see its capability.

- A charming 3 bedroom semidetached home, first time to market for 42 years
- Good sized lounge/dining room with open fire
- Separate kitchen with fitted oven, washing machine and fridge (which can remain in the property). also large cupboard with potential for a downstairs wc
- Fully tiled shower room with sink and wc
- 2 bedrooms are good sized doubles, with the 3<sup>rd</sup> bedroom being practical for a single bed
- Side porch/boot room
- Garage to the side with off road parking in front
- Gas central heating and double glazing throughout
- No forward chain so can accommodate a quick sale!

Set at the beginning of a cul-de-sac with many areas of natural beauty around to include the natural harbourside with views over Holes Bay being within a few hundred yards. Cobbs Quay is less than ½ a mile away offering boat moorings and marine related shops. Approximately half a mile away lies Lake Beach with fantastic views of the Wareham Channel and Arne Bay. Upton country Park is within half a mile and there are wonderful walks and paths hugging the coastal landscape. Poole Quay and the town centre is approximately 3 miles away with its array of shopping, café culture, restaurants and leisure facilities with the sandy bathing beaches of Sandbanks within 7 miles.

**COUNCIL TAX BAND: C**

**EPC RATE: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





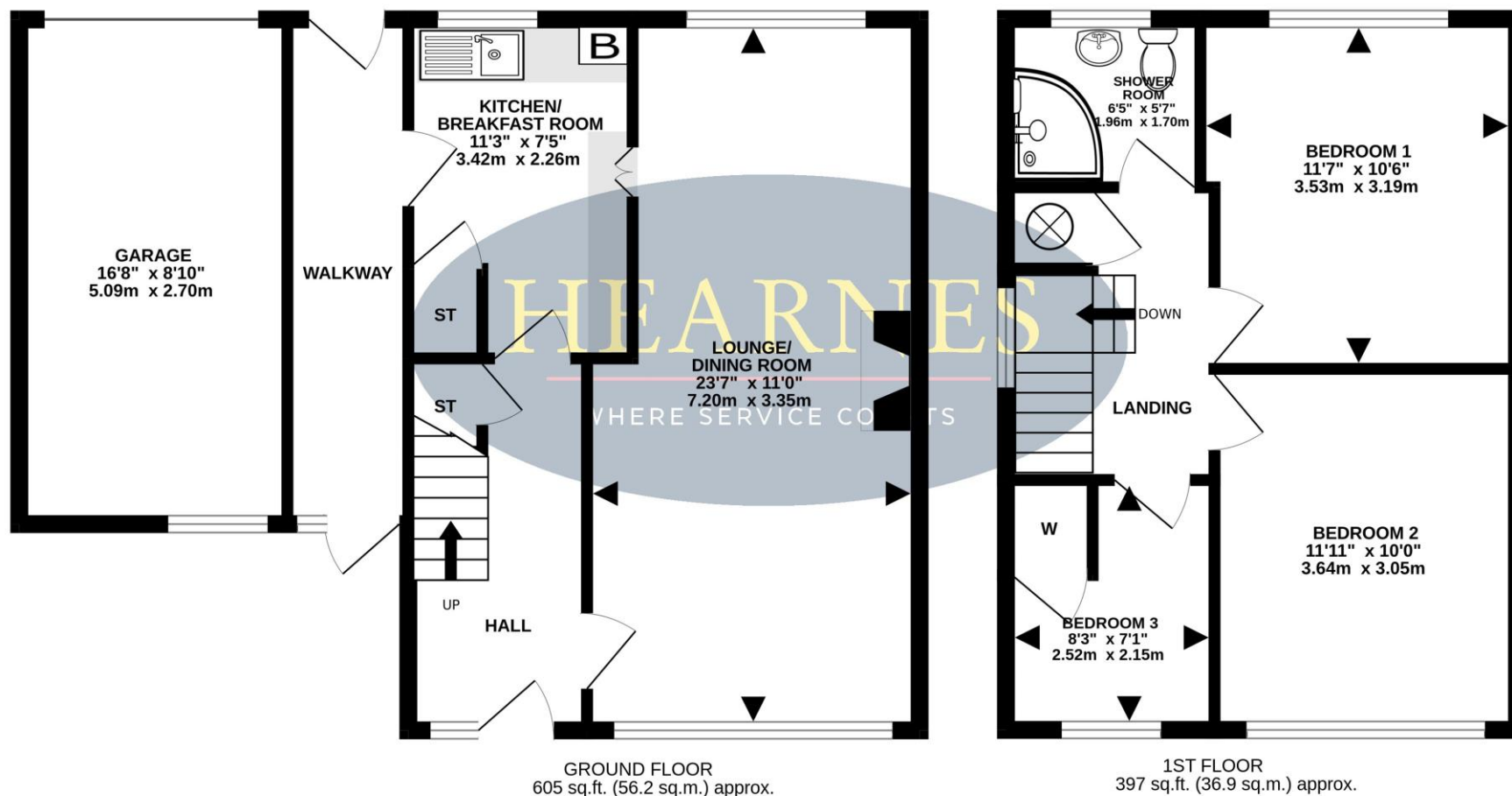






TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

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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