

12 Goliath Road, Hamworthy, Poole BH15 4NS



HEARNES
WHERE SERVICE COUNTS

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FREEHOLD PRICE £294,000

A very well presented 3-bedroom end of terrace home set in a quiet tucked away cul de sac less than a mile from Hamworthy Beach. The well-proportioned accommodation comprises of a generous lounge/dining room, separate kitchen and a modern bathroom. The rear garden is westerly facing, low maintenance and offers a large summer house and garage with lighting and electrics with off road parking for 2 vehicles at the rear. This has been a loved family home for almost 20 years, with the current owners suited to a local property which is end of chain, so can accommodate a quick sale. Other benefits include smart wood effect flooring on the ground floor, gas central heating and double glazing throughout. The property must be viewed to appreciate its overall feel and lovely position.

- An immaculately presented 3-bedroom end of terrace home positioned in a tucked away and quiet cul de sac
- Spacious lounge which opens up into the dining room
- Separate kitchen to include wood effect shaker style units with worktops above, and to include Range cooker, with extractor above and space for a washing machine, dishwasher and fridge/freezer
- Modern bathroom to include shower over bath, wash hand basin with vanity unit below and wc
- Westerly facing and low maintenance rear garden
- Large summer house with electrics and lighting
- Detached garage with off road parking for 2 vehicles with access from the rear
- Gas central heating and double glazing throughout
- Vendors suited locally to a property that is vacant

Goliath Road is located in a pocket of roads named after Old Testament Bible characters and these are situated off Lake Road. This is a very quiet and neighbourly area within half a mile of Hamworthy Beach, Lake Pier and Lake Yard Marina. Beauty Spots of Ham Hill, Lytchett Bay, Upton Country Park are close by too, with Poole Town Centre being within 3 miles. Hamworthy has a number of local junior schools, convenience shops, churches a railway station and is a popular residential area with an abundance of nature on its doorstep!

COUNCIL TAX BAND: B

EPC RATE: C

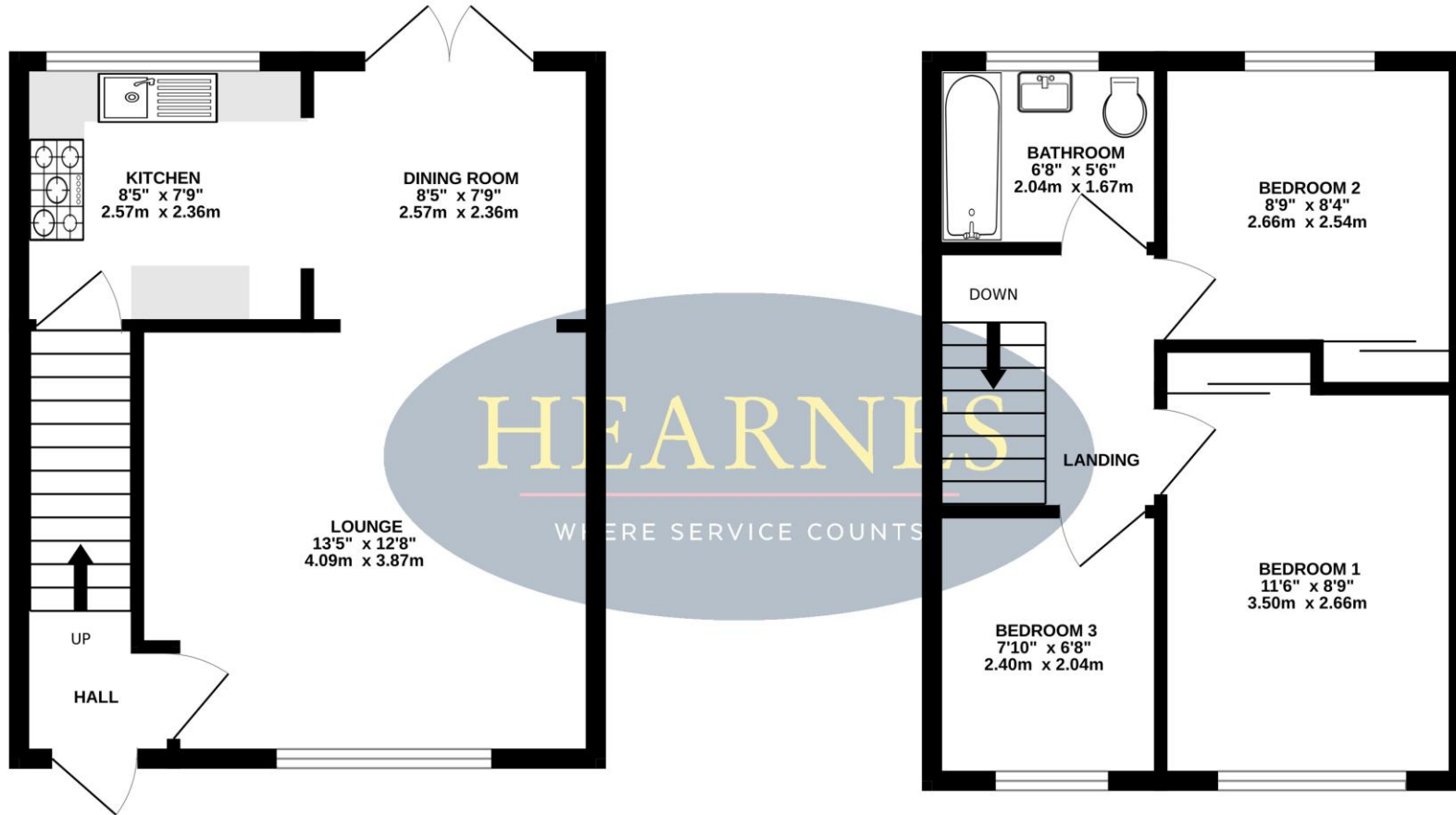
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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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