



9 Old Rectory Mews, Hamworthy, Poole, Dorset BH15 4BP

£349,000 Freehold

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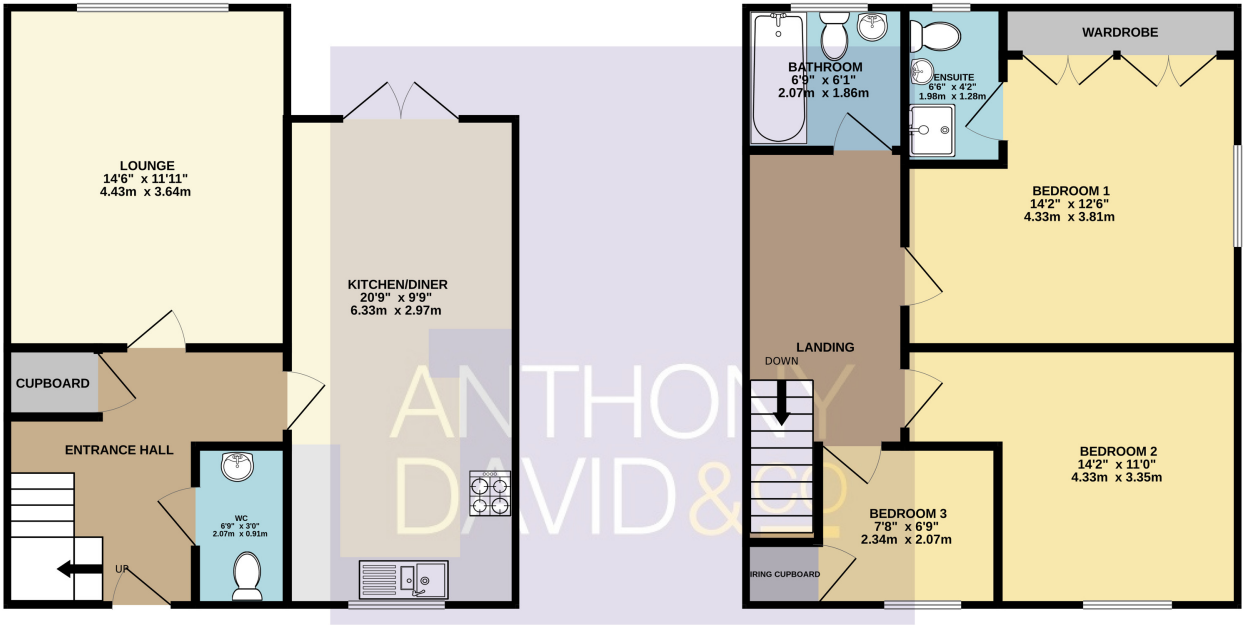
01202 677444

A neat and tidy three bedroom end terraced house tucked away in this quaint mews development of just eight houses in Hamworthy within close proximity of local shops, amenities and bus routes. Hamworthy train station, beach and park are also close to hand. The property would make an ideal starter home and viewing is essential to not only appreciate its tucked away location but also the accommodation on offer, which comprises: lounge, fitted kitchen/diner, downstairs cloakroom, two double bedrooms, en-suite shower room, single bedroom (currently being used as a study) and family bathroom. Externally the property boasts a well maintained garden with patio and artificial lawned area with rear access to a garage. Further features include: feature fire to lounge, fitted wardrobe to bedroom one, storage cupboard, gas central heating and UPVC double glazing. Nearby Schools - Twin Sails Infants, Hamworthy Juniors, Upton Infants and Juniors, Cornerstone Academy and Lytchett Minster School Secondary's

**ANTHONY
DAVID & CO**

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

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



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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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Entrance Hall Doors to

Lounge 14' 6" x 11' 11" (4.42m x 3.63m)

Kitchen/Diner 20' 9" x 9' 9" (6.32m x 2.97m)

Downstairs Cloakroom 6' 9" x 3' 0" (2.06m x 0.91m)

Landing Doors to

Bedroom One 14' 2" x 12' 6" (4.32m x 3.81m)

En-Suite Shower 6' 6" x 4' 2" (1.98m x 1.27m)

Bedroom Two 14' 2" x 11' 0" (4.32m x 3.35m)

Bedroom Three 7' 8" x 6' 9" (2.34m x 2.06m)

Bathroom 6' 9" x 6' 1" (2.06m x 1.85m)

Garage 18' 10" x 9' 4" (5.74m x 2.84m)

Garden Westerly aspect

Council Tax Band E

Service Charge £40 per annum for communal lights

