



**3 Brownsea Mews, Ashmore Avenue, Hamworthy,
Poole Dorset, BH15 4BZ**

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FREEHOLD GUIDE PRICE £250,000 - £265,000

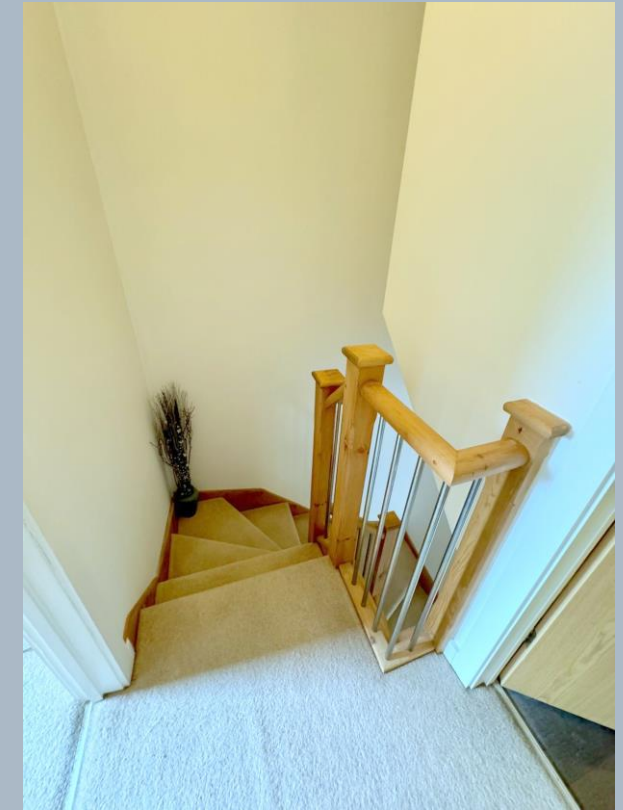
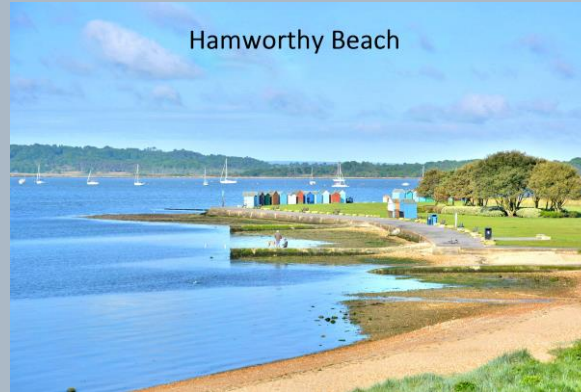
Set in a mews development of just 6 cluster homes and built in 2008/9, is this 2 bedroom, well presented home with cloakroom, open plan lounge/kitchen with integrated appliances, patio, use of a large, shared garden and parking. Positioned down a driveway, the property is secluded from the road, yet moments from Hamworthy beach and park. First time to the market since the original owner moved in, the home enjoys an excellent position within the development, being central and having direct access onto the westerly facing garden. It further offers underfloor heating throughout the ground floor, gas central heating upstairs, double glazing and fitted furniture in both bedrooms.

- 2 bedroom cluster home, set in a development of just 6 homes.
- Built in 2008/9 and set down a road off Ashmore Avenue, affording a quiet and peaceful location
- Open plan lounge/kitchen with doors out to the garden. Fitted in a range of two tone cupboards and drawers with work top over to form a breakfast bar. Integrated appliances to include an oven, hob, extractor, fridge/freezer/washer/dryer and dishwasher
- Spacious entrance hall and cloakroom
- Both bedrooms fitted with an excellent range of cupboards, wardrobes and drawers
- Four piece bathroom suite with bath, separate shower, wash basin fitted into a vanity unit and wc
- Wood effect laminate flooring on the ground floor with underfloor heating
- Double glazed
- Parking bay (number 6) and further visitor parking
- Westerly facing patio and use of the shared garden

Set in a quiet road with everything close by, to include the Co op, which is a few hundred meters away and Hamworthy Beach that is under half a mile. Poole Town Centre is just over a mile away.

COUNCIL TAX BAND: C

EPC RATE: C

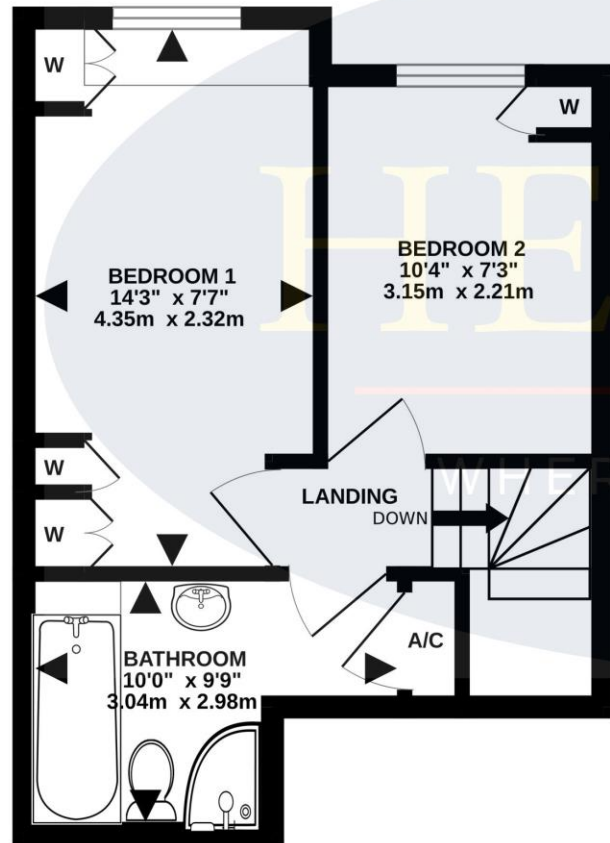


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

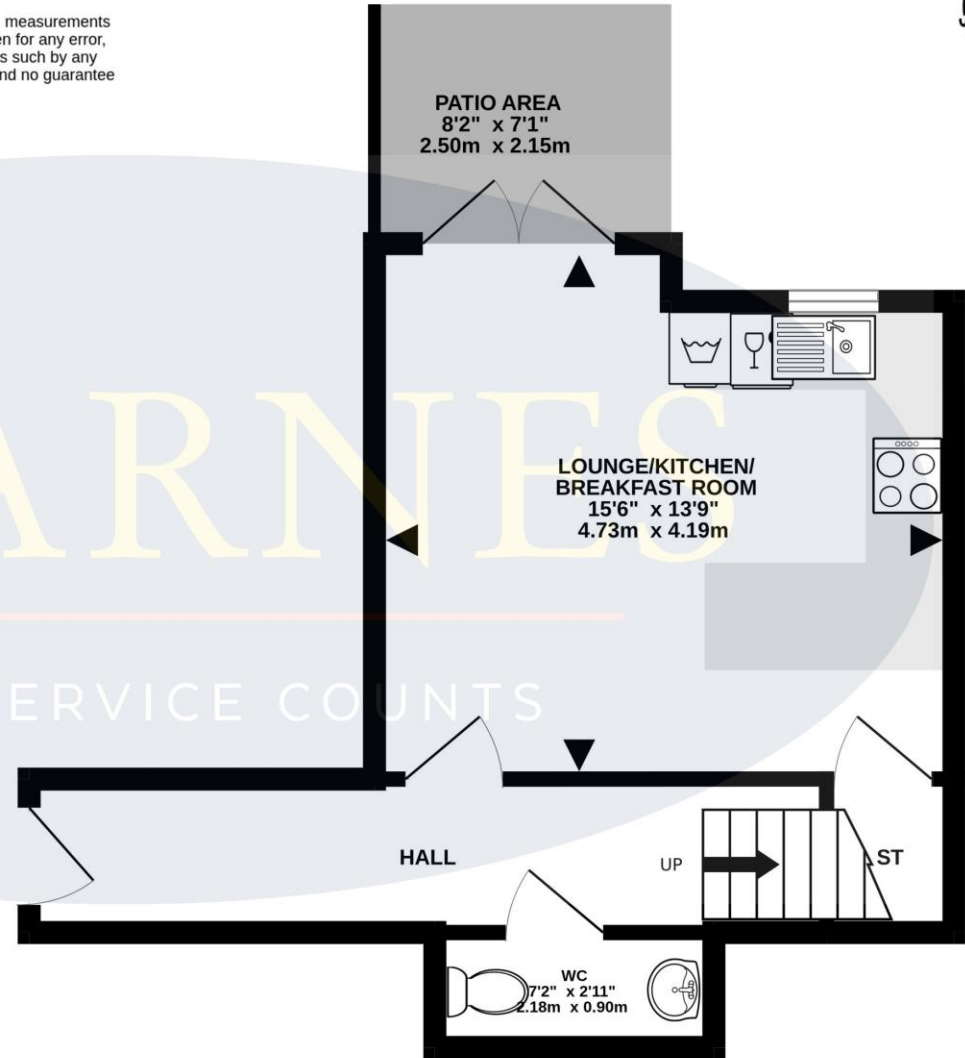


TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

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
273 sq.ft. (25.3 sq.m.) approx.



GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.





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