

**457 Blandford Road, Hamworthy, Poole,
Dorset, BH15 4JN**



HEARNES

WHERE SERVICE COUNTS

457 Blandford Road, Hamworthy, Poole, Dorset, BH15 4JN

Freehold Guide Price £315,000 - £325,000

Huge potential for extending and modernisation! This 2 double bedroom bungalow offers a generous kitchen/dining room, modern shower room, 95' rear garden, parking and a garage. The property has been in the family for around 50 years and is surrounded by other bungalow/chalet bungalows that have been extended and improved. There is parking to the front, with further potential for more and a shared driveway to a garage with power and light. Further offering double glazing, gas central heating, is vacant and sold with no forward chain.

- 2 double bedroom detached bungalow
- Generous kitchen/dining room with space for dining table
- Lounge with French doors leading to the rear garden
- Modern shower room with walk in double shower, wc and wash hand basin
- Level rear, south facing garden of 95' X 35' garden with patio and large lawned garden, all fully enclosed
- Shared driveway leading to a garage with power and light
- Gas central heating and double glazing
- Driveway to the front with potential parking for 2/3 cars
- Sold vacant with no forward chain

Ideally located approximately a mile to Upton Country Park and easy access (approx. 3 minute walk) onto the trailways from Hamworthy to Upton. Poole Town Centre and Poole Quay are under two miles away offering a variety of shops, restaurants and pubs. Hamworthy beach is under a mile offering a play park, large area of lawn and the beach. Local shops in Hamworthy and the station are under half a mile away.

COUNCIL TAX BAND: C

EPC RATE: C

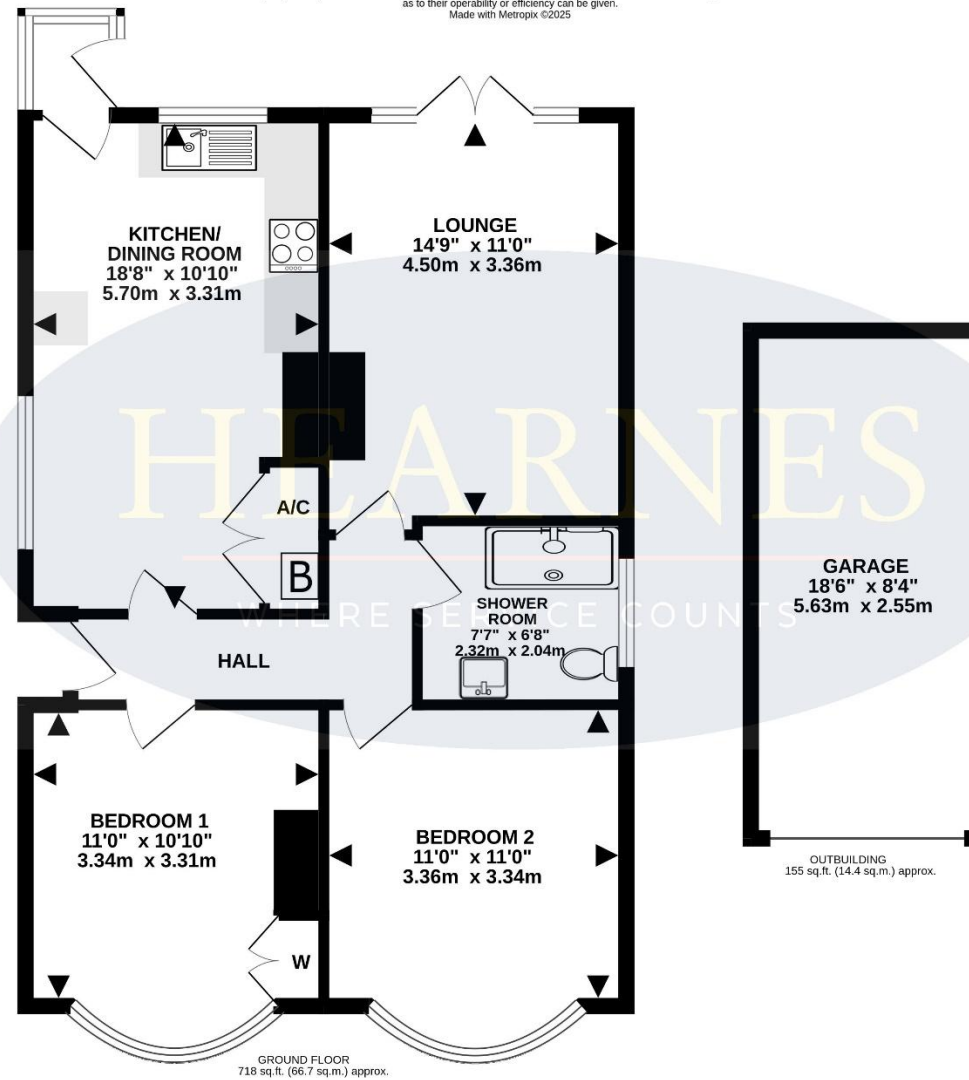
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

