

17 Legion Road, Hamworthy, Poole,
Dorset, BH15 4EX



HEARNES

WHERE SERVICE COUNTS

17 Legion Road, Hamworthy, Poole, Dorset, BH15 4EX

Freehold Price £325,000

An extended 3 bedroom semi detached home, set in a popular residential area in Hamworthy, with 2 reception areas, generous kitchen/breakfast room, ground floor refitted bathroom and en suite shower room. The home has been updated, however offers further potential for personalisation. Offering double glazing, gas central heating, enclosed rear garden with workshop storage, covered side return area and parking for 2 cars to the front. The home will be sold vacant with no forward chain.

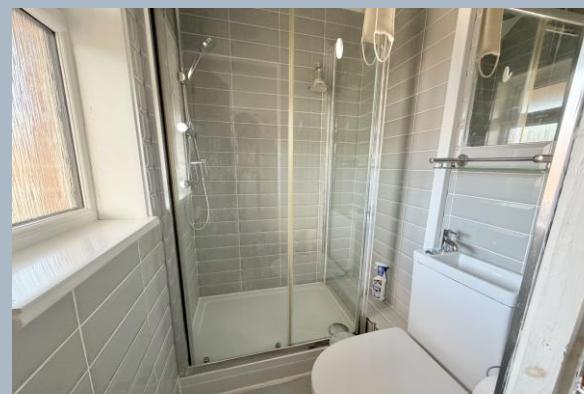
- 3 bedroom extended semi detached home
- Generous kitchen/breakfast room, fitted in a range of grey shaker style units with work tops over, and fitted with Rangemaster and space and plumbing for washing machine, dishwasher and fridge/freezer
- Dining room with bay window and open fire
- New carpets fitted in the lounge
- Refitted ground floor bathroom with bath having a shower over, WC and wash basin
- En suite shower room to master bedroom
- Double glazing (bedroom and lounge replaced in 2022)
- Gas central heating and some replaced radiators
- Low maintenance rear garden, fully enclosed by timber fencing with shed for storage. Outside power, side covered return used as a handy storage area
- Parking to the front for 2 cars side by side
- Sold vacant with no forward chain

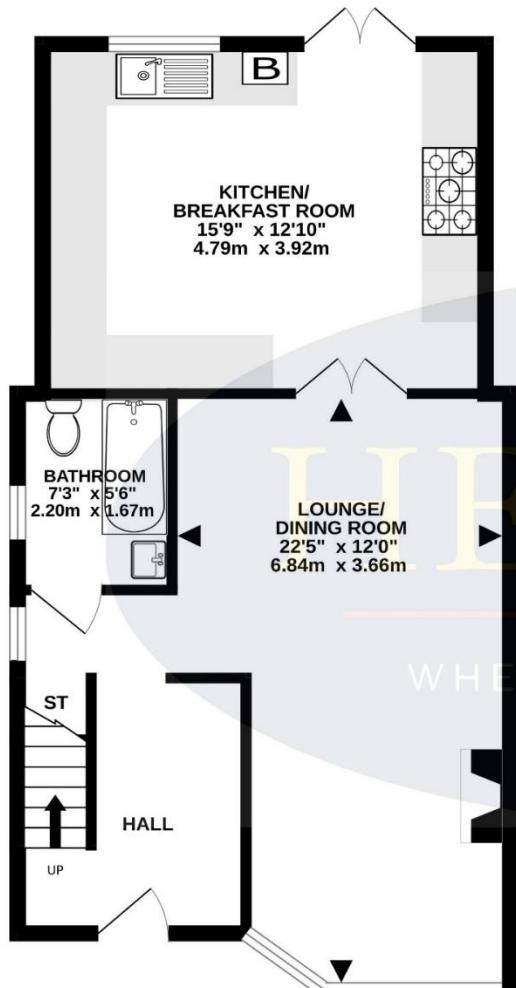
Legion Road runs between Coles Avenue and Rockley Road, being under half a mile of Hamworthy Park and Beach. This is an attractive harbourside area of 26 acres and includes a children's play area and Hamworthy Beach, all naturally benefitting from the panoramic views of Poole Harbour and the Isle of Purbeck beyond. Poole Town Centre is approximately 1.5 miles away and can be accessed through a parkland walk by the sea and through Poole Quay, there are various Marinas nearby including Lake Yard just along the road and the popular Cobbs Quay. Hamworthy also has a public boating slipway and Nature Reserve at Rockley Sands. Local schools include Hamworthy Park Junior School, and the Cornerstone Academy.

COUNCIL TAX BAND: C

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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 : 1016 sq.ft. (94.4 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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