



18 Upwey Avenue, Hamworthy, Poole, Dorset BH15 4HU

£375,000 Freehold

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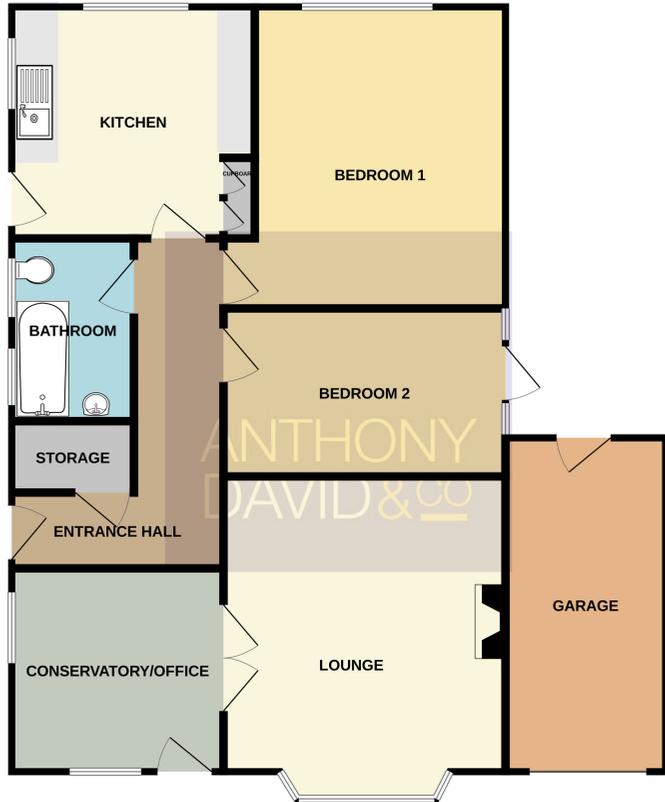
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**** NO FORWARD CHAIN **** A superb two bedroom detached bungalow ideally situated in this quiet cul-de-sac in Hamworthy within close proximity of Cobbs Quay Marina whilst Hamworthy beach and park are also a short distance away. This unique home offers good sized living accommodation throughout which comprises: lounge, office/conservatory, kitchen and white bathroom suite. Externally the property boasts an extensive with VIEWS OVER THE HOLES BAY, having a sun patio with the remainder laid to lawn. To the front the brick paved driveway provides off road parking which in turn leads to an attached garage. Further features of this 'little gem' include: feature fireplace to lounge, two entrances, ramp to the front, views over Holes Bay from kitchen and bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Twin Sails Infants, Hamworthy Juniors, Upton Infants and Juniors

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GROUND FLOOR
924 sq.ft. (85.9 sq.m.) approx.



- Entrance Hall Doors to
- Lounge 13' 11" x 13' 0" (4.24m x 3.96m) + bay
- Office/Conservatory 9' 5" x 9' 3" (2.87m x 2.82m)
- Kitchen 11' 1" x 10' 7" (3.38m x 3.23m)
- Bedroom One 14' 0" x 11' 5" (4.27m x 3.48m)
- Bedroom Two 12' 10" x 7' 10" (3.91m x 2.39m)
- Bathroom 8' 6" x 5' 6" (2.59m x 1.68m)
- Garage 15' 6" x 7' 4" (4.72m x 2.24m)
- Garden Extensive with harbour views
- Driveway Off road parking
- Council Tax Band C

TOTAL FLOOR AREA - 924 sq.ft. (85.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.