

**33 Benjamin Road, Poole,  
Hamworthy, Dorset, BH15 4QU**



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# 33 Benjamin Road, Poole, Hamworthy, Dorset, BH15 4QU

## FREEHOLD GUIDE PRICE £365,000 - £375,000

A 3/4 bedroom, 2 bathroom townhouse set over 3 floors and enjoying a peaceful setting off Benjamin Road, in Hamworthy, with views over a large green area in front. The home forms part of Rowan's Estate, that was built in 1998. Number 33 is in a cluster of just 4 townhouses, each with parking and a garage. The home has a garage on the ground floor with a wc and bedroom 2/ reception room 2. Others on the development have converted this into a bedroom with ensuite, providing a self-contained ground floor space to sleep. The first floor offers a generous lounge/dining room with Juliet balcony to the front and a kitchen/breakfast room to the rear. On the second floor are 3 further bedrooms, one with an en suite and a family bathroom. Outside in the garden is a large summer house which the owners use as a bar and is a great place for friends and family to enjoy! The property comes with 3 parking bays and is sold with no forward chain.



- 3/4 bedroom townhouse, set in a quiet location, off the road and opposite an area of green
- Lounge/dining room with Juliet balcony
- Kitchen/breakfast room fitted in a range of shaker style units and fitted with integrated 4 ring gas hob, oven, extractor, and space for washing machine and fridge/freezer. Further Juliet balcony with views over the garden
- Master bedroom with ensuite shower room
- 2 further bedrooms on the second floor along with family bathroom
- Ground floor bedroom/reception room
- Ground floor cloak room
- Gas central heating and double glazing
- Garage
- Parking for 3 cars
- Sold vacant with no forward chain

Set within a mile of Lake Pier, Hamworthy Beach, park, cycle paths, slip way and Upton Country Park, the property enjoys nature on its doorstep! Local shops on the Blandford Road are close by and Poole Town Centre is approximately 1.5 miles walk through the parkland by the sea and a similar distance by car. Poole offers an extensive array of shops and restaurants with the Quay and Harbourside.

**COUNCIL TAX BAND: E**

**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.



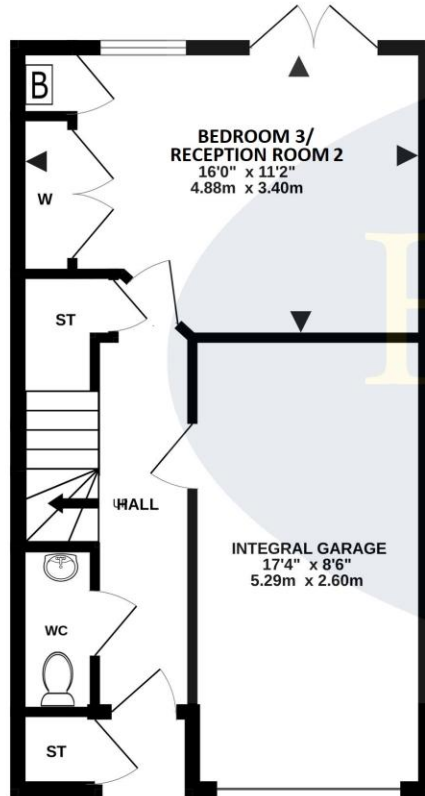




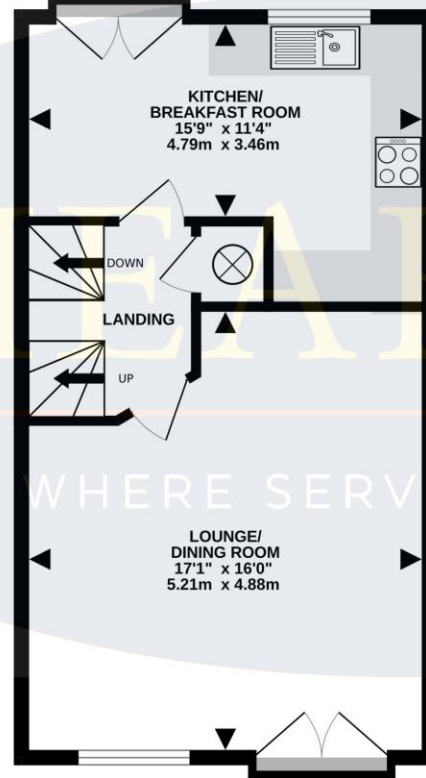
# INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1446 sq.ft. (134.4 sq.m.) approx.

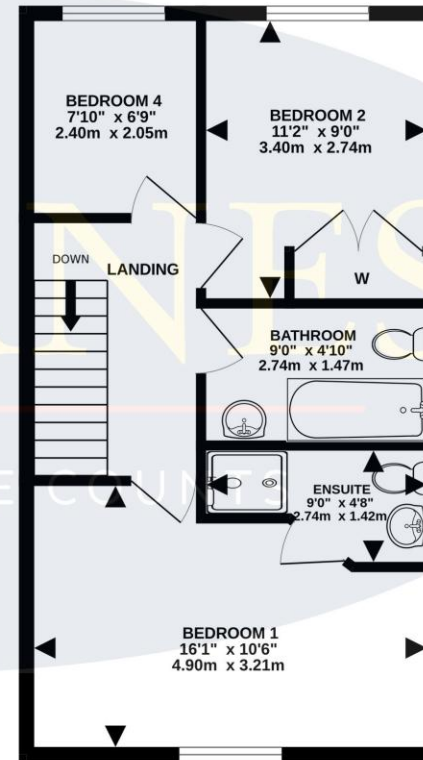
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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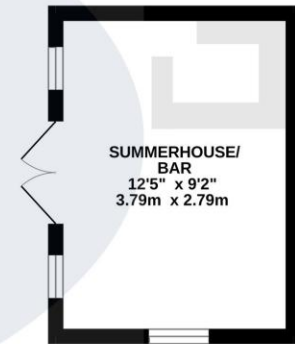
GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



OUTBUILDING  
114 sq.ft. (10.6 sq.m.) approx.









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