

HEARNES

WHERE SERVICE COUNTS

9 Hawkins Road, Poole, Dorset, BH12 5AR



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FREEHOLD PRICE £315,000

A well presented 3 double bedroom terraced home, with updated accommodation, a south facing garden with garden room and off road parking to the front for 3 cars. The property has been updated to include a kitchen/breakfast with integrated appliances, downstairs cloakroom, dual aspect sitting room, modern bathroom, new internal doors, redecoration and flooring. It has gas central heating, double glazing and would make a delightful family home. The property is sold vacant with no forward chain.

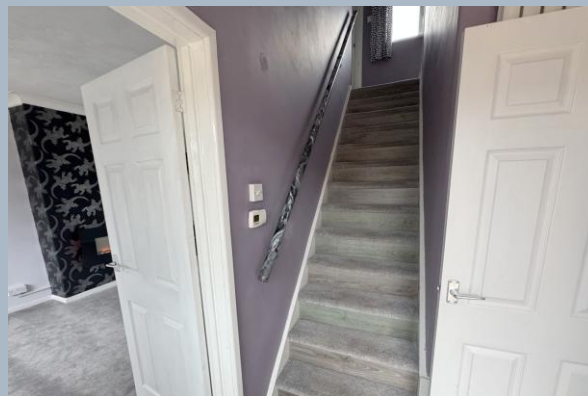
- Well presented 3 double bedroom terraced home
- Modernised by the owner and sold vacant with no forward chain
- Modern kitchen, fitted in a range of striking red high gloss units with black work tops over and fitted with integrated appliances to include induction hob, extractor, oven and separate grill, dishwasher and space for washing machine and fridge/freezer
- Downstairs cloakroom
- Dual aspect sitting room
- Modern bathroom having a bath with shower over, wash basin and wc
- Combination boiler, Gas central heating and double glazing
- Off road parking for 3 cars, side-by-side
- South facing garden measuring approximately 60' and is a sun lover's dream. Outside Catio for cats and brick storage room, patio and lawn
- Archway leading to side access to rear garden
- Garden room which is ideal as a home office/gym/relaxation space. Outside double socket on the side of the garden room.

Conveniently located within half a mile to the shops at Wallisdown and a few hundred yards to the beautiful Bourne Valley Nature Reserve, 3 miles to Bournemouth and 2.5 miles to Tower Park Leisure complex. Sainsburys on Alder Road is within a mile, with the shops at Parkstone under 2 miles away. Excellent schools are close by to include St Marks and Talbot Primary School and senior schools Glenmoor Girls or Winton Boys.

COUNCIL TAX BAND: B

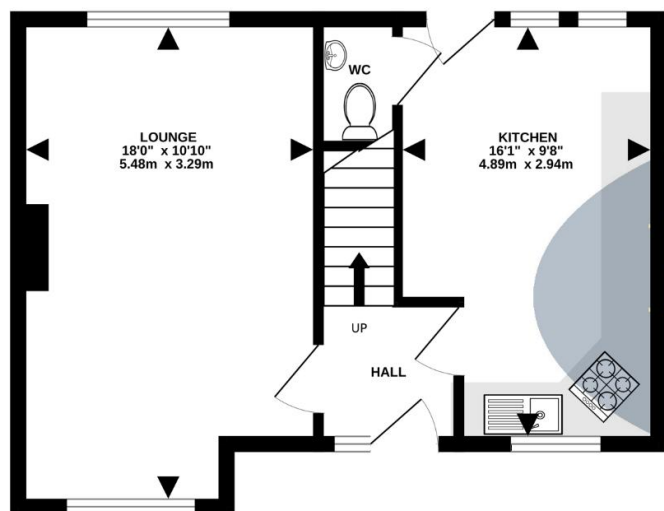
EPC RATE: C

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.

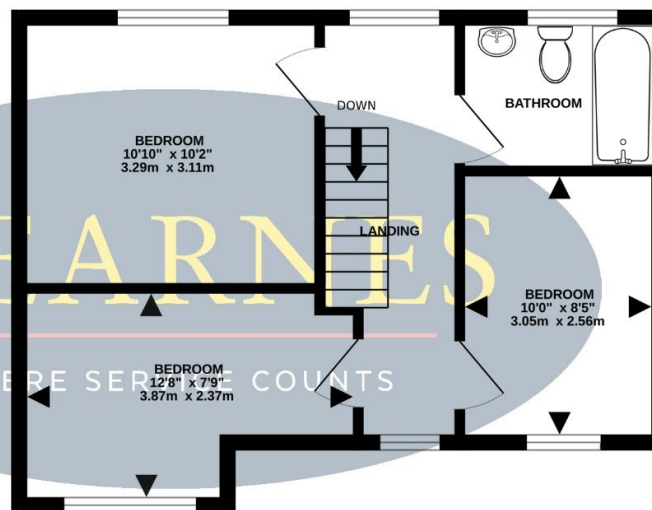




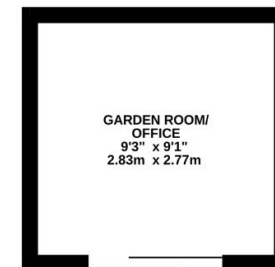
GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



84 sq.ft. (7.8 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.8 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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