



53 Fitzworth Avenue, Turlin Moor, POOLE, Dorset BH16 5AY

£279,950 Freehold

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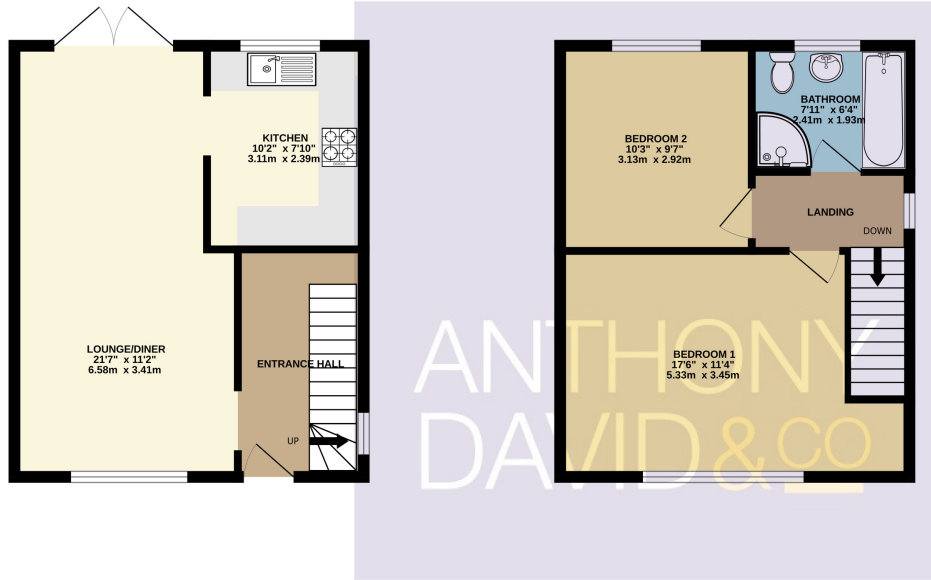
A delightful two double bedroom semi detached house situated in this residential road in Turlin Moor within close proximity to shops, parks and amenities. Lychett Bay and Hamworthy with its range of, shops, transport links and beach are also a short distance away. This neat and tidy home presents an ideal starter home and viewing is highly advised to appreciate the good sized accommodation on offer, which comprises: 21' lounge/diner with direct garden access, high gloss kitchen and modern four piece bathroom suite. Externally the property boasts a superb Southerly aspect garden with sun patio and lawned area leading to rear access and a garage in block. To the front the driveway provides off road parking. Further features include: NEW ROOF DECEMBER 2025, gas central heating and UPVC double glazing. Nearby Schools - Bayside Academy, The Cornerstone Academy and Poole High School.

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GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.

GARAGE
138 sq.ft. (12.8 sq.m.) approx.



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TOTAL FLOOR AREA : 893 sq.ft. (82.9 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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- Entrance Hall 10' 9" x 6' 2" (3.28m x 1.88m)
- Lounge/Diner 21' 7" x 11' 2" (6.58m x 3.40m)
- Kitchen 10' 2" x 7' 10" (3.10m x 2.39m)
- Landing 7' 9" x 3' (2.36m x 0.91m)
- Bedroom 1 17' 6" x 11' 4" (5.33m x 3.45m)
- Bedroom 2 10' 3" x 9' 7" (3.12m x 2.92m)
- Bathroom 7' 11" x 6' 4" (2.41m x 1.93m)
- Garage 16' 0" x 8' 8" (4.88m x 2.64m)
- Garden Southerly Aspect
- Council Tax: Band B



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 73 | |
| (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 details contained herein do not form part of all 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.