



HEARNES

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**19 Lulworth Avenue, Hamworthy, Poole,
Dorset, BH15 4DQ**

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Freehold Price £450,000

First time to the market for this 3 bedroom, detached chalet house with 90" rear garden, off road parking and huge potential for updating and extension (subject to planning permission) The house sits in a popular location, among well-kept detached houses, many having been updated and improved. The house has a ground floor sitting room, kitchen/dining room bedroom and shower room with 2 bedrooms on the first floor. There is some double glazing, gas central heating, however no services are turned on. The home is to be sold vacant with no forward chain.

- 3 bedroom detached chalet house set in a popular location in Hamworthy
- Huge potential for updating/extending (Subject to planning)
- Excellent rear garden which measures 90' x 40' and is level and fully enclosed
- Frontage with parking for 4 cars and 2 dropped kerbs making is easy to use as a carriage driveway
- First time to the market since it was built
- Sold vacant with no forward chain
- Excellent location being close to the water and the park
- Set amongst detached houses and bungalows in an attractive residential road

This house is set on the north facing side of the road in this popular area of Hamworthy. Lake Yard Club is just 600m away, Hamworthy Park is 500m, the Yachtsman family pub and restaurant is 300m and Poole Yacht Club is around 700m. Hamworthy Park is a popular park with a paddling pool, café, beach huts, beach, windsurfing access, dog walking and the outstanding views across the harbour to the Purbecks. There are two public slipways close by on Branksome Avenue and on Lake Road. Lake Pier, with its beach, sunset view up the Wareham Channel, dog walks and the Canoe Club is within three quarters of a mile. Hamworthy offers excellent local facilities and shops and is on the Southwestern edge of Poole, which means a short drive to the Dorset countryside, 12.5 miles to Bournemouth Airport, 1.6 miles to the nearest train station.

Council Tax: D

EPC Rate: D



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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