



HEARNES

WHERE SERVICE COUNTS

**47 Coles Avenue, Hamworthy,
Poole, Dorset, BH15 4HJ**

47 Coles Avenue, Hamworthy, Poole, Dorset, BH15 4HJ

Freehold Price £285,000

Superb value and potential! A 3 bedroom semi-detached house less than half a mile from the water of Hamworthy Park and Beach. The ground floor accommodation comprises of a generous lounge with feature bay window, practical extended kitchen/dining room, shower room and utility room with access to the garage with power and lighting. The first floor has a fabulously sized master bedroom with a fitted wardrobe and characterful bay window, 2 other sizeable bedrooms and access to a loft space with Velux windows via a pull-down ladder offering further expansion potential (subject to planning). The rear garden is southerly facing, fully enclosed and private looking out to trees with a larger area of patio and lawn with additional garden sheds. To the front is a very generous front garden with grass and tarmac area.

- A 3 bedroom semi-detached house exceeding 1000 square feet less than half a mile from Hamworthy Park and Beach
- Spacious lounge with feature bay window and electric fireplace
- Extended kitchen/dining room with ample units and cupboards and including a freestanding gas oven with gas hob and space/plumbing for dishwasher or washing machine
- Utility room which has doors to a covered area leading access to the garage having power and lighting
- Downstairs shower room to include electric shower, wash hand basin and wc
- Very generous master bedroom with fitted wardrobe and bay window
- 60'x35' southerly rear garden offering a large patio and lawn area with additional garden sheds
- Double glazing and gas central heating throughout
- No forward chain so can accommodate a quick sale!

NB Please note there is a driveway, however no dropped kerb, so this will need to be applied for to legitimise off road parking.

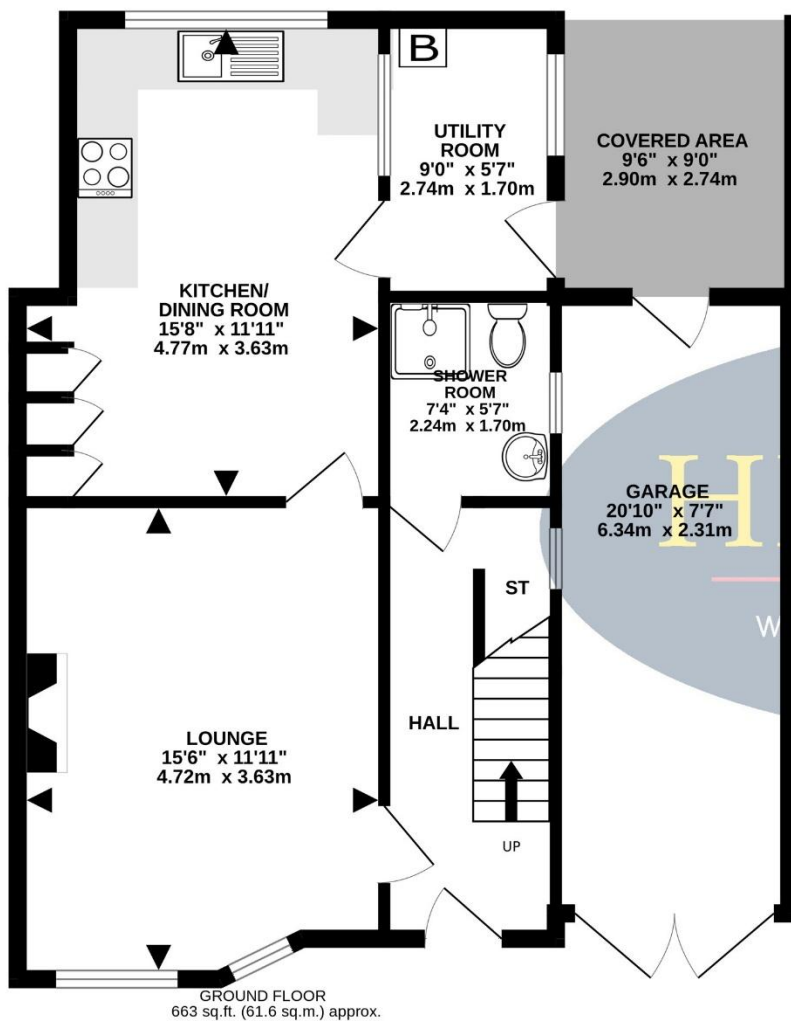
Coles Avenue is just a few hundred yards to Hamworthy Park and Beach which is an attractive harbourside area of 26 acres and includes a children's play area and Hamworthy Beach, all naturally benefitting from the panoramic views of Poole Harbour and the Isle of Purbeck beyond. Poole Town Centre is approximately 1.5 miles away and can be accessed through a parkland walk by the sea and through Poole Quay, there are various Marinas nearby including Lake Yard just along the road and the popular Cobbs Quay. Hamworthy also has a public boating slipway and Nature Reserve at Rockley Sands. Local schools include Hamworthy Park Junior School, and the Cornerstone Academy.

COUNCIL TAX BAND: C

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



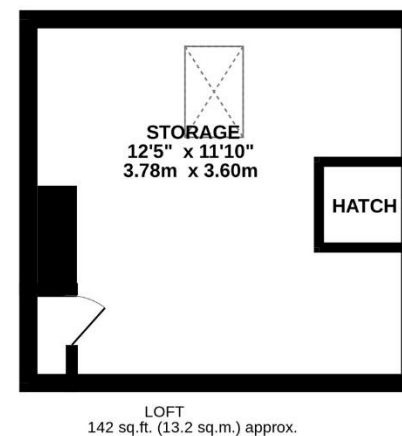
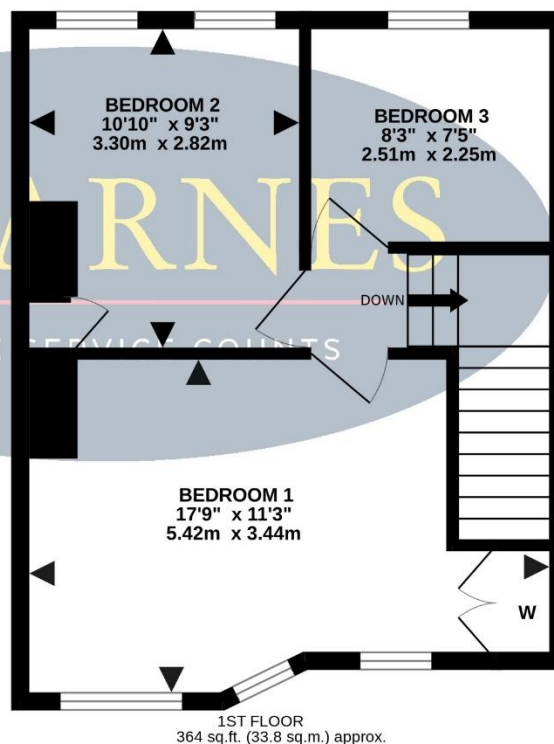


INCLUDING GARAGE AND LOFT AREA, NOT INCLUDING COVERED AREA

TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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.

Made with Metropix ©2025



18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

