



52 Lulworth Avenue, Hamworthy, Poole, Dorset BH15 4DJ

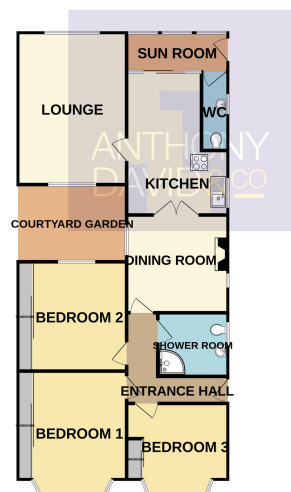
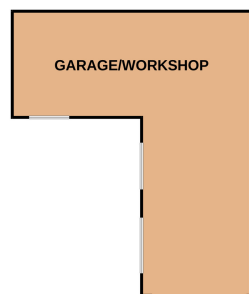
£600,000 Freehold

**** YARDS FROM THE WATERS EDGE ** FIRST TIME TO MARKET IN 31 YEARS **** A superb three double bedroom detached bungalow sat on its own plot and being ideally situated in this highly sought after road just moments from Hamworthy Park and beach with its magnificent views over the harbour, local shops, amenities and bus routes are also a short walk away. This much loved home would benefit from cosmetic updating to create a forever family home. Offered with NO FORWARD CHAIN internal viewing is imperative to not only appreciate its stunning location but also the 1100 sq ft of accommodation on offer which comprises: lounge, kitchen, dining room, sun room, separate cloakroom and shower room. Externally the property boasts a vast South facing garden with large sun patio and lawned area which in turn leads to a 31' garage/workshop. To the front the driveway provides off road parking for numerous vehicles. Further features of this rarely available property include: feature fireplace to dining room, fitted wardrobes to all bedrooms, gas central heating and UPVC double glazing. Nearby Schools - Twin Sails Infants, Hamworthy Park Juniors and Poole High

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**ANTHONY
DAVID & CO**

GROUND FLOOR
1710 sq.ft. (158.9 sq.m.) approx.



TOTAL FLOOR AREA : 1710 sq.ft. (158.9 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 Doors to

Lounge 16' 10" x 11' 6" (5.13m x 3.51m)

Kitchen 15' 10" x 11' 1" (4.83m x 3.38m) max

Dining Room 11' 1" x 10' 10" (3.38m x 3.30m)

Sun Room 11' 2" x 4' 4" (3.40m x 1.32m)

Bedroom One 13' 7" x 12' 0" (4.14m x 3.66m) into bay

Bedroom Two 12' 1" x 12' 0" (3.68m x 3.66m)

Bedroom Three 11' 1" x 10' 0" (3.38m x 3.05m) into bay

Shower Room 7' 8" x 7' 0" (2.34m x 2.13m)

Separate Cloakroom 8' 8" x 2' 11" (2.64m x 0.89m)

Garage/Workshop 31' 5" x 26' 4" (9.58m x 8.03m) max

Garden South facing

Driveway Ample off road parking

Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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	
		67	81

Property Misdescriptions Act 1991

Property details contained herein do not form part or 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.